



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

BUILDING DIVISION

Permits Issued	3,156
Inspections Performed	8,446
Certificates of Occupancy Issued	74

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	1
Small Site Plans	2
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	1
Minor Plat	0
Land Split	0
Vacates	3
Variances	8
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	24

Kudos from our Customers

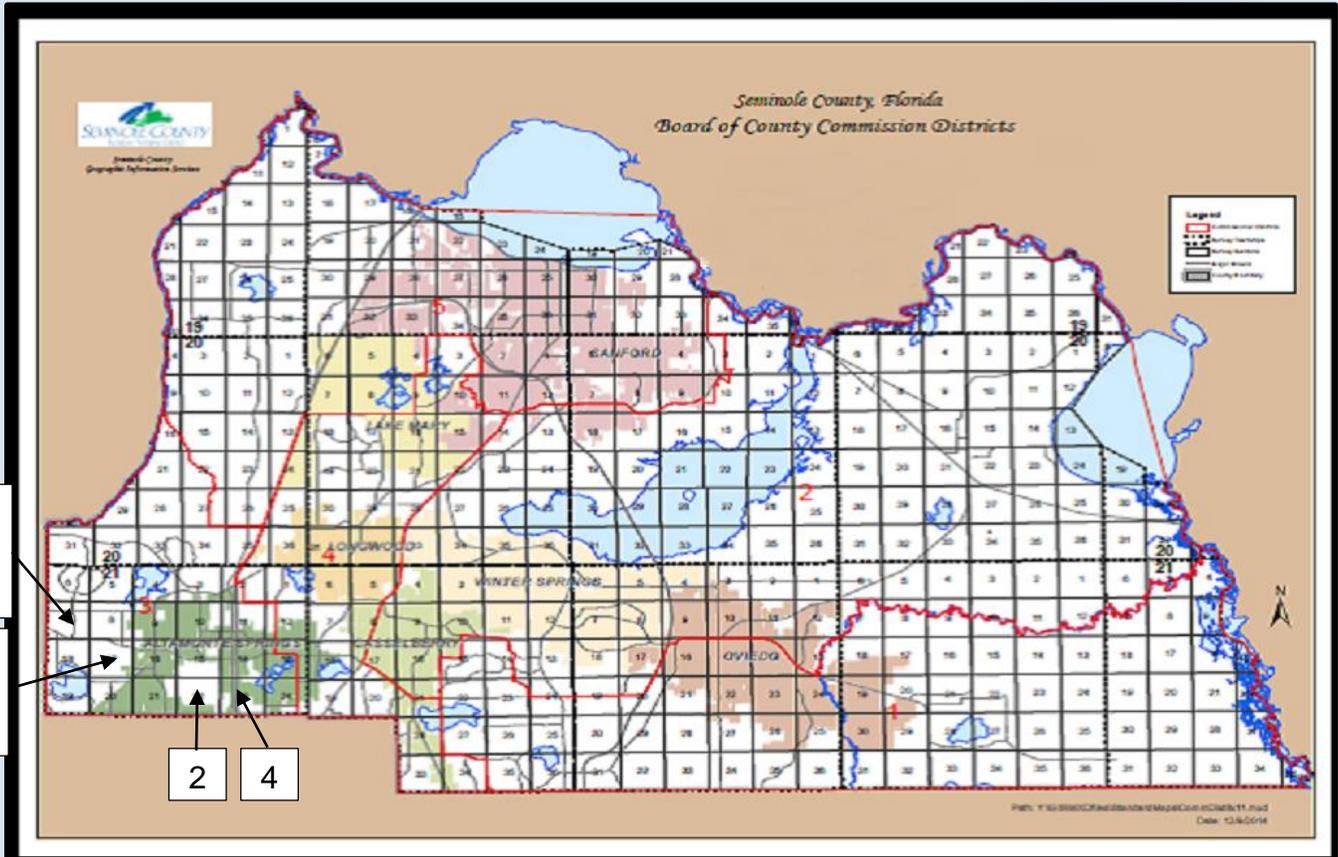
To all of the Planners of the Day – *“Everyone was understanding, professional, knowledgeable and informative. You met my expectations” – Abdiel, Homeowner*

To Building – *“I just wanted to say thank you for your department’s help getting my issues resolved. Every single person I spoke with was kind and understanding and made me feel like I was a real person. I’m so grateful” – Mari, Homeowner*

DISTRICT THREE AUGUST 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- IRENE'S CHRISTIAN ACADEMY PRIVATE SCHOOL PRE-APPLICATION** – Proposed Special Exception for a private school, kindergarten through 12th grade, on 1.94 acres in the R-1A Zoning District; located on the southeast corner of Bear Lake Road and McNeil Road; Parcel I. D. # 17-21-29-5BG-0000-052A; (Irene Proshere, Irene's Christian Academy, Applicant, and Rogerio Xavier, New York Group & Company, LLC, Consultant); (21-80000082); (Angi Kealhofer, Project Manager) – *(Comments Only – August 11, 2021 DRC meeting)*

DRC / PRE-APPLICATIONS – Continued

2. **BRIGHT STORAGE PRE-APPLICATION** – Proposed Rezone for a self-storage facility on 12.39 acres in the A-1 Zoning District; located on the southeast side of Hillview Drive & McNorton Road; Parcel I. D. # 22-21-29-300-0330-0000+++; (Joseph Jackson, Sheltered Arms Development and Management Corporation, Inc., Applicant, and Peter Stuhlreyer, Designhaus Architecture, Consultant); (21-80000081); (Joy Giles, Project Manager) – *(August 18, 2021 DRC meeting)*

3. **BALMY BEACH SELF STORAGE PRE-APPLICATION** – Proposed PD Rezone for a 13,600 sq. ft. self-storage facility on 1.56 acres in the Balmy Beach Marketplace Zoning District; located southwest of Balmy Beach Drive and E. State Road 436; Parcel I. D. # 07-21-29-524-0000-0050; (Brooks Stickler, Kimley-Horn and Associates, Inc., Applicant); (21-80000088); (Kathy Hammel, Project Manager) – *(August 25, 2021 DRC meeting)*

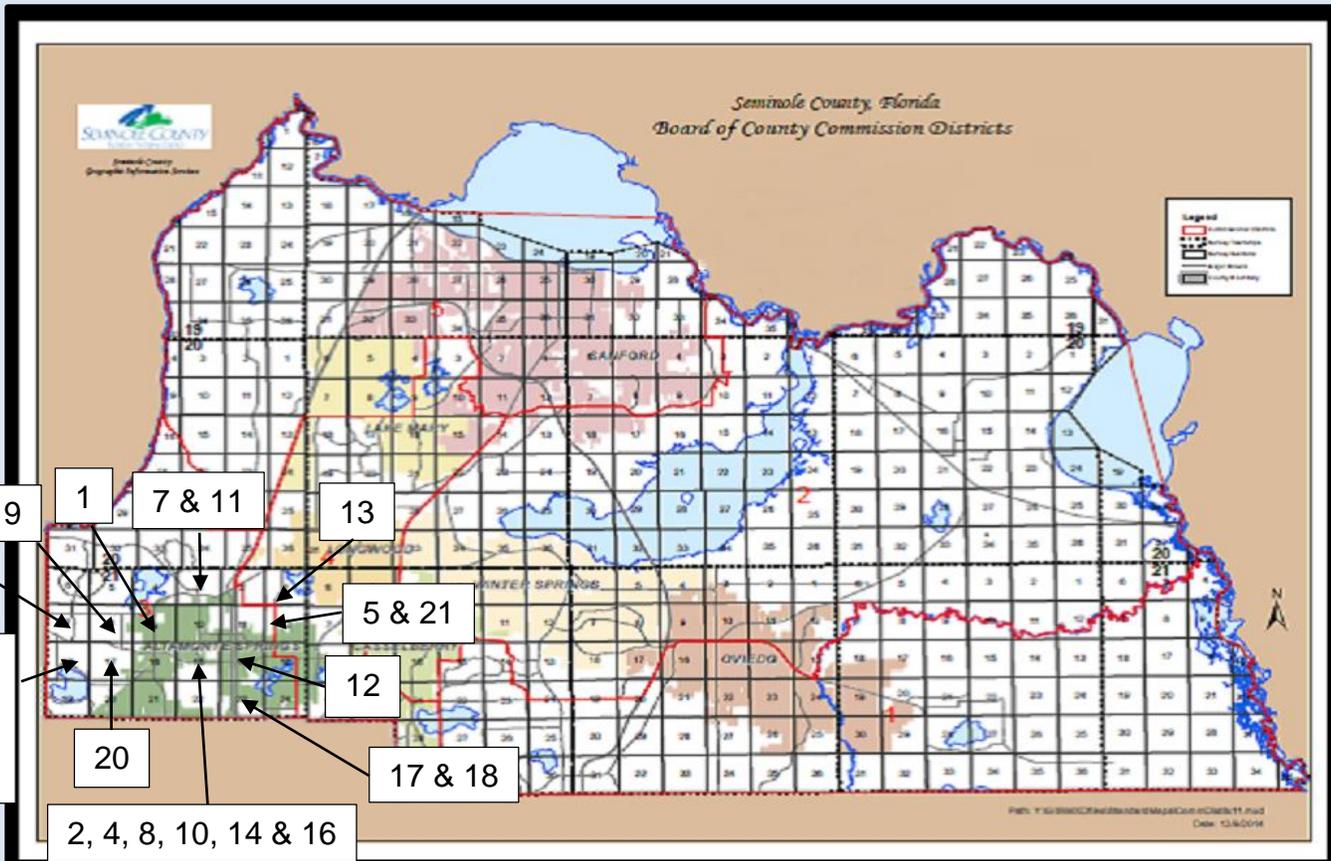
4. **ORANGEWOOD CHRISTIAN SCHOOL LOWER CAMPUS SITE PLAN** – Proposed Site Plan for a new school building with a gymnasium and parking on 5 acres in the R-1AA Zoning District; located northwest of Trinity Woods Lane and Wymore Road; Parcel I. D. # 23-21-29-300-010A-0000; (John McCully, Orangewood Christian School, Inc., Applicant, and Luke Classon, Appian Engineering, LLC, Consultant); (21-06000036); (Kathy Hammel, Project Manager) – *(Comments Only – August 25, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

5. **STRIVE AT BEAR LAKE SMALL SITE PLAN** – Small Site Plan for exterior parking, sidewalk, and ADA ramp on .92 acres in the A-1 zoning district.

6. **BEAR LAKE SHOPPING CENTER SMALL SITE PLAN** – Small Site Plan for a right turn lane into the shopping center parking lot on 12.93 acres in the C-1 zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION August 4, 2021

Countywide items:

COMPREHENSIVE PLAN TEXT AMENDMENT: INTRODUCTION ELEMENT AND PROPERTY RIGHTS ELEMENT – Consider an Ordinance amending the text of the Introduction Element of the Seminole County Comprehensive Plan, to revise the definition of Net Buildable Acres; and Creating a separate Property Rights Element of the Comprehensive Plan in accordance with mandates set forth in Chapter 163 of the Florida Statutes (Seminole County Planning and Development, Applicant) Countywide (Dagmarie Segarra, Project Manager) – *Exhibit A of Ordinance – Recommended for Denial. Exhibit B of Ordinance – Recommended for Approval*

SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and determination by the Board County Commissioners (Mary Moskowitz, Project Manager) – *Recommended for Approval*

BOARD OF COUNTY COMMISSIONERS August 10, 2021

None for District 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
August 12, 2021

1. **813 RICHBEE DR** – Construction without the required permits. Vicki Hathaway, Inspector. *This item was moved to the October meeting by Staff.*
2. **329 CLEMSON DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
3. **3304 HOLLIDAY AVE** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of October 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.*
4. **513 CLEMSON DR** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Building Inspector.*
5. **40 RIDGEWOOD ST** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Building Inspector.*
6. **3101 E SR 436** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of November 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.*
7. **128 VAGABOND WAY** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
8. **104 JOANNE CT** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
9. **1140 NEW JERSEY AVE** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Building Inspector.*
10. **323 CLEMSON DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

BOARD OF ADJUSTMENT
August 23, 2021

11. **197 MANOR AVE** – Request for a rear yard setback variance from twenty (20) feet to nine and one-half (9½) feet for an addition in the RM-1 (Single Family Mobile Home) district; BV2021-64 (Michael & Cynthia Casey, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
12. **205 LIVE OAK LN** – Request for a Special Exception and a rear yard setback variance from thirty (30) feet to ten (10) feet for a guest house in the R-1AAA (Single Family Dwelling) district; BS2021-06 and BV2021-57 (Robert and Stephanie Isola, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
August 24, 2021

Countywide item:

SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and determination by the Board County Commissioners; Countywide (Mary Moskowitz, Project Manager) – *Approved*

13. **ROCKWOOD CIRCLE RIGHT-OF-WAY VACATE** – Adopt the Resolution vacating and abandoning an uncut portion of the Rockwood Circle right-of-way, as recorded in Plat Book 9, Page 49, in the Public Records of Seminole County, Florida, for property located at the southwest corner of Shallowford Street and Rockwood Circle; (Alvin and Kimberly Legree, Applicant); (Mary Moskowitz, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
August 26, 2021

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. La Tavia Banks, Code Enforcement Officer. *Order Finding Compliance entered, imposing a fine on a Repeat Violation in the amount of \$5,500.00.*

15. **1226 LYNWOOD 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. *Findings of Fact entered giving the Respondent a compliance date of August 26, 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.*

16. **657 DUNN 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. La Tavia Banks, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 9, 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.*

17. **151 PLUMOSUS 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. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 10, 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.*

CODE ENFORCEMENT BOARD – Continued
August 26, 2021

18. **151 PLUMOSUS 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 September 10, 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.*
19. **960 ST CROIX AVE** – 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. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$6,300.00 to the Administrative Costs of \$450.80 provided the reduced amount is paid on or before September 25, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$6,300.00 and be recorded as a lien.*
20. **1152 W LAKEVIEW CIR** – A multi-family dwelling is not a permitted use in an R-1AA zone. Cara Hill, Code Enforcement Officer. *Order entered continuing this case to the September meeting at the request of the Code Enforcement Officer.*
21. **424 E HILLCREST ST** – 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. *The Respondent complied prior to the hearing.*