



**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

NEW APPLICATIONS RECEIVED	
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

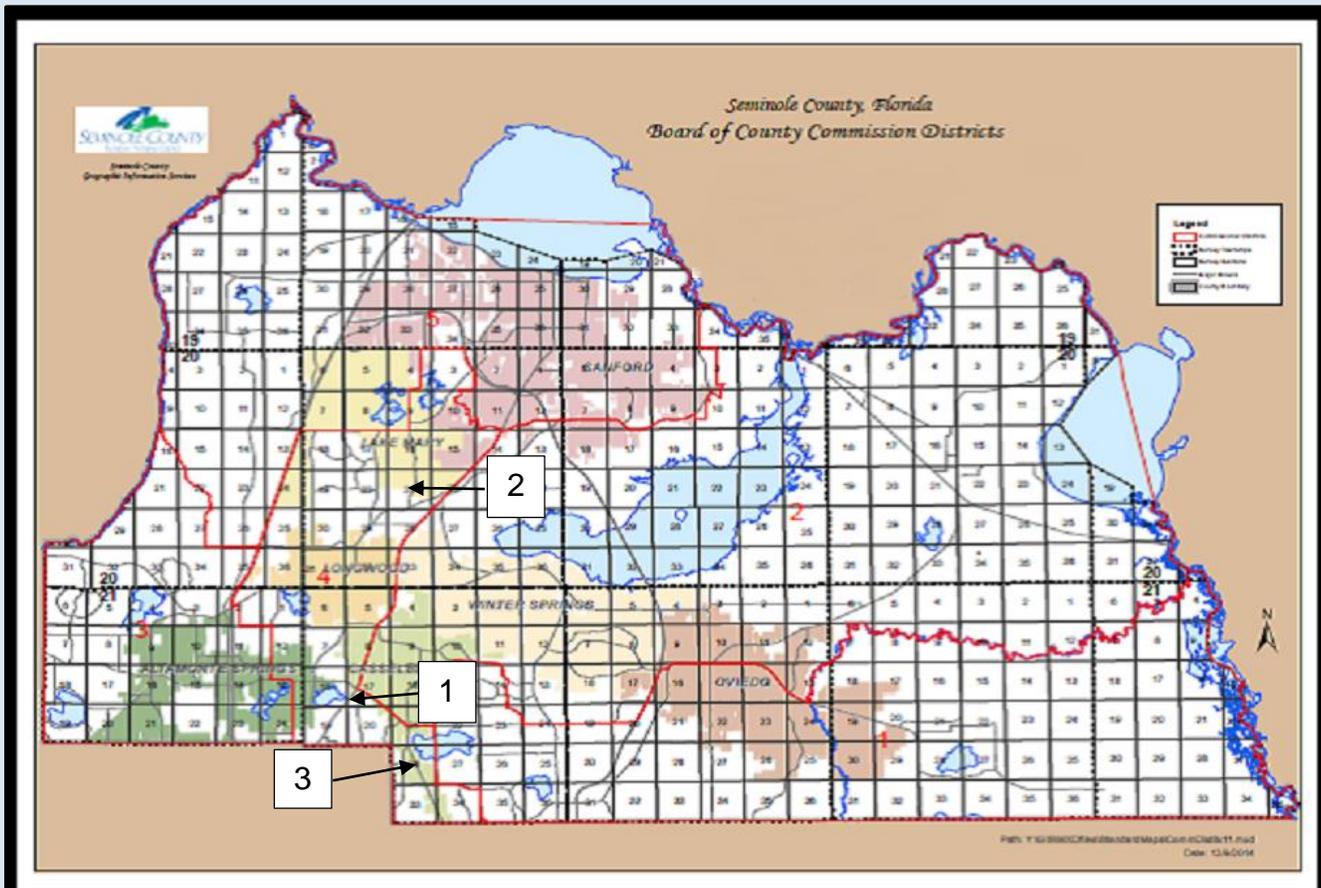
To Julie Hebert, Mary Robinson and Angi Kealhofer – *“The ladies were a great assistance today. I appreciate it very much.”* – Tony, Alliance Building Supply

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

DISTRICT FOUR MAY 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- FLOOR AND DECOR FERN PARK PRE-APPLICATION** – Proposed Site Plan to convert the vacant 132,000 sq. ft. building into 3 tenant spaces, the existing fuel station has been abandoned and the tanks removed, on 12.47 acres in the C-2 Zoning District; located southwest of State Road 436 and Fern Park Boulevard; Parcel I. D. # 17-21-30-300-025W-0000; (Chris Kapper, Center Point Integrated Solutions, Applicant, and Tess Williams, Center Point Integrated Solutions, Consultant); (21-80000042); (Annie Sillaway, Project Manager) – *(Comments Only – May 12, 2021 DRC meeting)*

DRC / PRE-APPLICATIONS – Continued

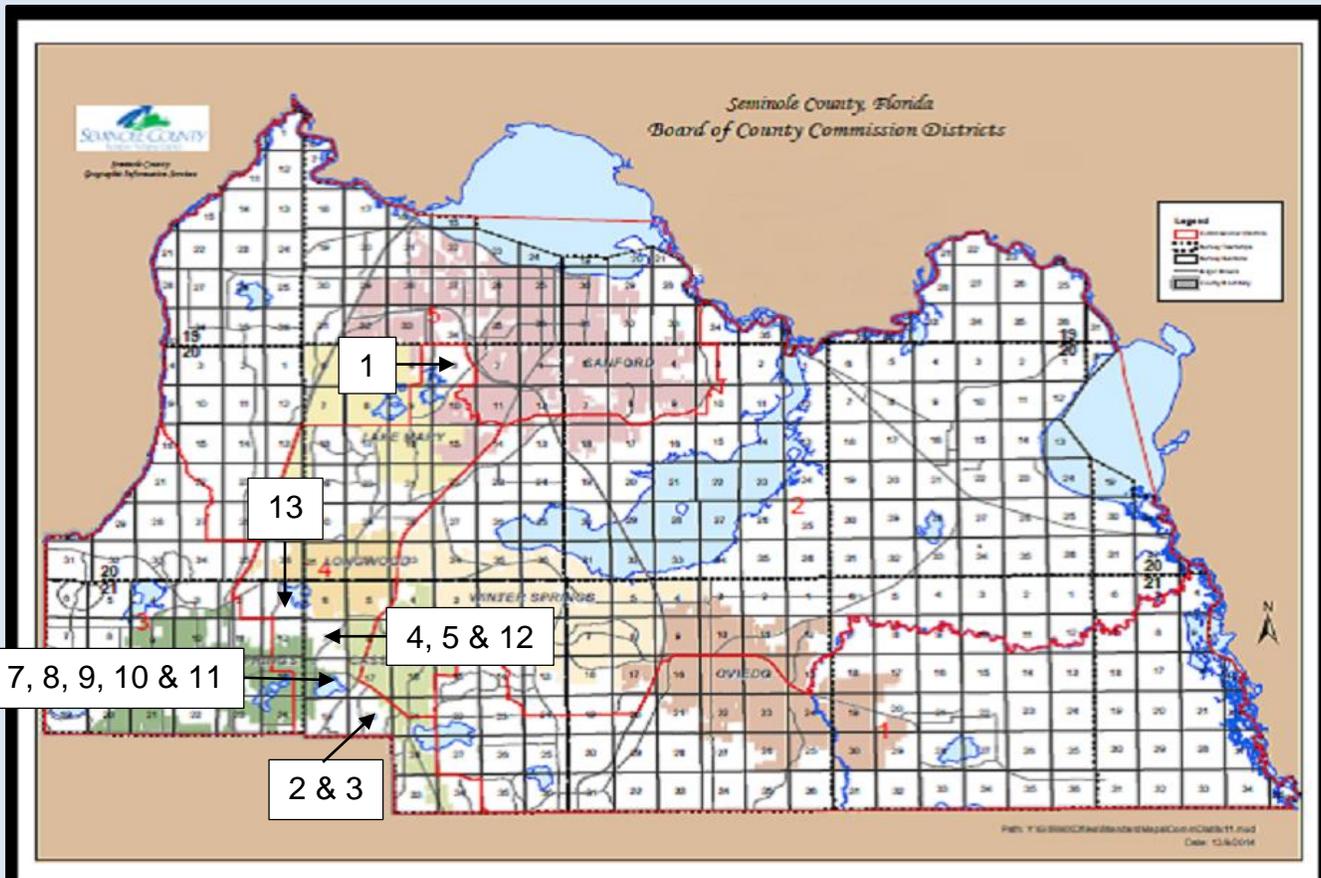
2. **WINTER SPRINGS DENTAL LAB PRE-APPLICATION** – Proposed Site Plan to utilize the existing structure as a dental laboratory on 0.11 acres in the OP Zoning District; located southeast of Longwood Lake Mary Road and Ruth Boulevard; Parcel I. D. # 20-20-30-512-0000-0020; (Michael C. Black, Winter Springs Dental Lab, Applicant); (21-80000047); (Annie Sillaway, Project Manager) – *(Comments Only – May 19, 2021 DRC meeting)*

3. **MARSHALL RD TOWNHOMES PRE-APPLICATION** – Proposed Rezone for a 10 unit townhome subdivision on 1.79 acres in the A-1 Zoning District; located northeast of Lake Howell Road and Marshall Road; Parcel I. D. # 28-21-30-300-0460-0000; (Harvey Newsome Jr., Applicant, and Chris Bravo, Bravo Engineering, LLC, Consultant); (21-80000053); (Annie Sillaway, Project Manager) – *(May 26, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

None for District 4

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. **226 S CRYSTAL 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.*

BOARD OF ADJUSTMENT

May 24, 2021

None for District 4

BOARD OF COUNTY COMMISSIONERS

May 25, 2021

None for District 4

CODE ENFORCEMENT BOARD

May 27, 2021

2. **2450 DERBYSHIRE RD** – 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. *Findings of Fact entered giving the Respondent a compliance date of June 11, 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.*

3. **2450 DERBYSHIRE 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. *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. **111 PLYMOUTH 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. *Findings of Fact entered giving the Respondent a compliance date of June 30, 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

May 27, 2021

5. **106 PLYMOUTH 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. *Findings of Fact entered giving the Respondent a compliance date of June 18, 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.*

6. **1205 MERRITT 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 \$3,150.00 to the Administrative costs of \$496.39 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 \$3,150.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*

7. **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. *Order entered continuing this item to the July 22, 2021 hearing, and the fine shall continue to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

8. **157 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. *Order entered continuing this item to the July 22, 2021 hearing, and the fine shall continue to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

9. **157 JACKSON ST** – Abandoned vehicles; provided, however, that an abandoned vehicle kept within an enclosed garage or attached carport, or on the premises of a legally operating business enterprise when necessary to the functioning of such business operated in a lawful place and manner, or in a permitted or lawful storage area maintained in a lawful place and manner shall not be deemed a violation. Dorothy Hird, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$12,300.00 to the Administrative Costs of \$549.20 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 \$12,300.00 and be recorded as a lien.*

CODE ENFORCEMENT BOARD – Continued
May 27, 2021

10. **413 PRAIRIE 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.*

11. **413 PRAIRIE LAKE DR** – Restaurant equipment repairs, sales and/or storage business or an R-1A zoned property is not a permitted use or a use allowed by Special Exception in a residential zone and on a residentially zoned property. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

12. **2121 S RONALD REAGAN BLVD** – Abandoned vehicles; provided, however, that an abandoned vehicle kept within an enclosed garage or attached carport, or on the premises of a legally operating business enterprise when necessary to the functioning of such business operated in a lawful place and manner, or in a permitted or lawful storage area maintained in a lawful place and manner shall not be deemed a violation. Dorothy Hird, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

13. **1230 ADAMS 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. *The Respondent complied prior to the hearing.*