

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	4
(Misc.)	
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





DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **FERBER MIXED USE DEVELOPMENT PRE-APPLICATION** – Proposed Site Plan for a commercial mixed use development including a 3 story self-storage facility, a drive-thru restaurant, and a multi-tenant building on 5.17 acres in the C-2 Zoning District; located northwest of W State Road 46 and Rinehart Road; Parcel I. D. # 29-19-30-300-0020-0000; (Will Anderson, Ferber, Applicant, and Jeremy Anderson, Common Oak Engineering, Consultant); (21-80000038); (Annie Sillaway, Project Manager) – (*May 5, 2021 DRC meeting*)

2. <u>SMART OFFICE HEATHROW PRE-APPLICATION</u> – Proposed Site Plan for an 11,400 sq. ft. twostory office building on 1.03 acres in the Colonial Center Heathrow DRI PD Zoning District; located southwest of AAA Drive and International Parkway; Parcel I. D. # 01-20-29-300-006F-0000; (Chris Butera, Smart Office, Applicant); (21-80000039); (Joy Giles, Project Manager) – (May 5, 2021 DRC meeting)

DRC / PRE-APPLICATIONS – Continued

3. <u>SOUTHWEST RD (LOT 14) PRE-APPLICATION</u> – Proposed Site Plan to construct a 1,787 sq. ft. office building on 0.12 acres in the C-1 Zoning District; located southwest of Southwest Road and Old Lake Mary Road; Parcel I. D. # 35-19-30-517-1300-0140; (Alejandro Gonzalez, ACAM Investments, LLC, Applicant, and Ronald Smith, SWJ Building Design, LLC, Consultant); (21-80000041); (Joy Giles, Project Manager) – (*May 12, 2021 DRC meeting*)

4. <u>**RODRIGUEZ - COTTO SUBDIVISION PRE-APPLICATION**</u> – Proposed 2 lot single family residential Subdivision on 2.21 acres in the R-1A Zoning District; located northeast of Florida Boulevard and Spring Street; Parcel I. D. # 07-21-30-300-0740-0000; (Bruni Rodriguez, Applicant); (21-80000043); (Joy Giles, Project Manager) – (Comments Only – May 12, 2021 DRC meeting)

5. <u>HUSSEINI ISLAMIC CENTER OF FLORIDA (FKA ORANGE BLVD (605) HICOF) PRE-</u><u>APPLICATION</u> – Proposed Site Plan for a place of worship with an attached community center, daycare, and pre-kindergarten through grade 5 school on 4.84 acres in the A-1 Zoning District; located southeast of Orange Boulevard and State Road 46; Parcel I. D. # 30-19-30-300-032G-0000; (Randy Morris, RM Strategies, Inc., Applicant); (21-80000045); (Angi Kealhofer, Project Manager) – (May 19, 2021 DRC meeting)

6. <u>CANAL DR (4440) PRE-APPLICATION</u> – Proposed 2 lot single family residential Subdivision on 1.30 acres in the R-1AA Zoning District; located at the north end of Canal Drive, northeast of Missouri Avenue; Parcel I. D. # 17-19-30-501-0A00-0130; (David Campbell, Applicant); (21-80000040); (Annie Sillaway, Project Manager) – (Comments Only – May 19, 2021 DRC meeting)

7. <u>SIPES AVE (LOTS 292 & 293) REZONE</u> – Proposed Rezone from R-3 to R-1 to develop as a single family residential lot on 0.19 acres; located northwest of Sipes Avenue and E State Road 46; Parcel I. D. # 32-19-31-513-0000-2920; (Anh Vu, Applicant, and Troy Nguyen, Consultant); (21-20000005); (Joy Giles, Project Manager) – (Comments Only – May 26, 2021 DRC meeting)

8. <u>VISION CASTING BUILDING PRE-APPLICATION</u> – Proposed Site Plan for a construction company's office building on 0.43 acres in the C-1 Zoning District; located on the east side of Monroe Road, north of State Road 46; Parcel I. D. # 28-19-30-503-0000-0130; (Patti & Mathew Appell, Vision Castings, LLC, Applicants); (21-80000052); (Joy Giles, Project Manager) – (Comments Only – May 26, 2021 DRC meeting)

PROJECTS STARTING CONSTRUCTION

None for District 5

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*

<u>LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT</u> – 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*

PLANNING AND ZONING COMMISSION – Continued May 5, 2021

Countywide items (continued):

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE

<u>AMENDMENT</u> – 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

1. <u>THE COVE AT SANFORD FARMS PRELIMINARY SUBDIVISION PLAN</u> – Approve the Preliminary Subdivision Plan for The Cove at Sanford Farms Subdivision containing thirty (30) lots on 13.5 acres zoned PD (Planned Development), located on the north side of Orange Boulevard, approximately ¹/₄ mile east of N New York Street; (Zach Miller, Applicant) (Joy Giles, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS May 11, 2021

Countywide items:

<u>MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT</u> – 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*

<u>LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT</u> – 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*

BOARD OF COUNTY COMMISSIONERS – Continued May 11, 2021

2. RELEASE OF MAINTENANCE BOND FOR INTERNATIONAL PARKWAY FREE-STANDING

EMERGENCY ROOM – Authorize release of Maintenance Bond for paving and drainage, in the amount of \$6,588.95 for International Parkway Free-Standing Emergency Room; (Central Florida Regional Hospital, Applicant) (Hilary Padin, Project Manager) – *Approved*

3. SYLVAN ESTATES SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE

– Consider a Small Scale Future Land Use Map Amendment from Suburban Estates to Planned Development, and the associated Rezone from A-1 (Agriculture) to PD (Planned Development) for a twelve (12) lot single family residential subdivision on 4.8 acres, located on the south side of S. Sylvan Lake Drive, approximately ½ mile west of Orange Boulevard; (Z2021-04) (WJ Homes, LLC., Applicant) (Joy Giles, Project Manager) – Approved

4. THE COVE AT SANFORD FARMS LARGE SCALE FUTURE LAND USE MAP AMENDMENT

<u>AND PD REZONE</u> – Consider a Large Scale Future Land Use Map Amendment from Suburban Estates and Planned Development to Planned Development, and the associated Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a thirty (30) lot single family residential subdivision on 13.5 acres, located on the north side of Orange Boulevard, approximately ¼ east of N New York Street; (Z2020-35) (Zach Miller, Applicant) (Joy Giles, Project Manager) – *Approved*

<u>CODE ENFORCEMENT SPECIAL MAGISTRATE</u> <u>May 13, 2021</u>

5. <u>8221 VIA BONITA</u> – 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.

6. <u>5211 LINWOOD CIR</u> – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

BOARD OF ADJUSTMENT May 24, 2021

 <u>4569 DULWIK PL</u> – Request for a side street (west) setback variance from fifteen (15) feet to nine (9) feet for a privacy fence in the PD (Planned Development) district; BV2021-27 (Naveen Paka & Kiran Deshamouni, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

8. <u>4150 LOOKING GLASS PL</u> – Request for a side street (west) setback variance from twenty (20) feet to five (5) feet for a privacy fence in the PD (Planned Development) district; BV2021-30 (Jose Jimenez and Von Baez Bleck, Applicants) (Hilary Padin, Project Manager) – *Approved with conditions*

9. <u>3817 ALLEGANY LA</u> – Request for a side street (west) setback variance from twenty (20) feet to ten (10) feet for a privacy fence in the PD (Planned Development) district; BV2021-34 (Ramon and Raquel Rosario, Applicants) (Hilary Padin, Project Manager) – *Approved with conditions*

BOARD OF ADJUSTMENT – Continued May 24, 2021

10. <u>**1733 ALVARADO CT**</u> – Request for a side street (west) setback variance from fifty (50) feet to forty-three (43) feet for a garage addition in the A-1 (Agriculture) district; BV2021-36 (Thomas and Yvonne Heitz, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS May 25, 2021

11. <u>RELEASE OF MAINTENANCE BOND FOR RIVERBEND AT CAMERON HEIGHTS</u> <u>SUBDIVISION</u> – Authorize release of Maintenance Bond #SUR0053386 for streets, curbs and storm drains, in the amount of \$405,574.44 for Riverbend at Cameron Heights subdivision; (D.R. Horton, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

12. <u>**RIVERSIDE OAKS PHASE 2 FINAL PLAT**</u> – Approve the plat for the Riverside Oaks Phase 2 subdivision containing twenty-eight (28) lots on 6.17 acres zoned PD (Planned Development), located on the north side of Celery Avenue, approximately ½ mile west of Cameron Avenue; (Toll Southeast LP Company, Inc., Applicant) (Joy Giles, Project Manager) – *Approved*

13. <u>SPECIAL MAGISTRATE LIEN</u> – Consider the request for a Release of Lien for a property located on Lincoln St., Sanford, Parcel No. 33-19-31-300-0730-0000, that was attached due to a Code Enforcement Special Magistrate lien of \$81,800.00 for Case # 15-08-CESM, on property located at 3210 Lincoln St., Sanford, Parcel No. 33-19-31-300-0700-0000, (Michael D. Boffeli, Applicant); (Patt Hughes, Project Manager) – *Approved*

14. <u>**PINE LEVEL UNNAMED ALLEY RIGHT-OF-WAY VACATE**</u> – Adopt the Resolution vacating and abandoning an uncut portion of an unnamed right-of-way, as recorded in Plat Book 6, Page 37, in the Public Records of Seminole County, Florida, for property located at the southeast corner of W 18th Street and Tangerine Avenue; (Seminole County Community Services, Applicant) (Joy Giles, Project Manager) – *Approved*

15. <u>S.R. 46 RIGHT-OF-WAY VACATE</u> – Adopt the Resolution vacating and abandoning an uncut portion of S.R. 46, lying in Section 26, Township 19 south, Range 30 east, of Seminole County, Florida, for property located at 2301 W 1st Street, Sanford, Florida; (Susan & Robert Parcells, Applicants) (Joy Giles, Project Manager) – *Approved*

<u>CODE ENFORCEMENT BOARD</u> <u>May 27, 2021</u>

16. <u>3300 LINCOLN ST</u> – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 10, 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.*

<u>CODE ENFORCEMENT BOARD – Continued</u> <u>May 27, 2021</u>

17. <u>3300 LINCOLN ST</u> – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 10, 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.*

18. <u>**2445 E 20TH ST**</u> – All fences shall be maintained in their original upright condition. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 10, 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.*

19. <u>2445 E 20TH ST</u> – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 10, 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.*

20. <u>3431 HUGHEY ST</u> – Accessory uses are not permitted without a primary structure. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 10, 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.*

21. **<u>2401 E 20TH ST</u>** – All fences shall be maintained in their original upright condition. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 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.*

22. <u>**2401 E 20TH ST**</u> – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 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.*

23. **<u>2401 E 20TH ST</u>** – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of July 22, 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.*

<u>CODE ENFORCEMENT BOARD – Continued</u> <u>May 27, 2021</u>

24. <u>2500 CRAWFORD DR</u> – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 30, 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.*

25. <u>2500 CRAWFORD DR</u> – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of June 30, 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.*

26. <u>1771 ROSEBERRY LN</u> – Unpermitted use of a multi-family dwelling in an R-1 zone. Vincent Bavaro, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*