



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

BUILDING DIVISION

Permits Issued	2,145
Inspections Performed	8,097
Certificates of Occupancy Issued	110

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	17
Land Use Amendments	0
Land Use Amendments & Rezones	1
Land Use Amendments & PD Rezones	1
Rezones	1
PD Rezones	2
Small Site Plans	2
Site Plans	1
Subdivision – PSP	1
Subdivision – Engineering	0
Subdivision – Final Plats	2
Minor Plat	2
Land Split	0
Vacates	0
Variances	10
Special Exceptions	0
Special Events, Arbor, Minor Amendments (Misc.)	7
New Code Enforcement Cases Opened	31

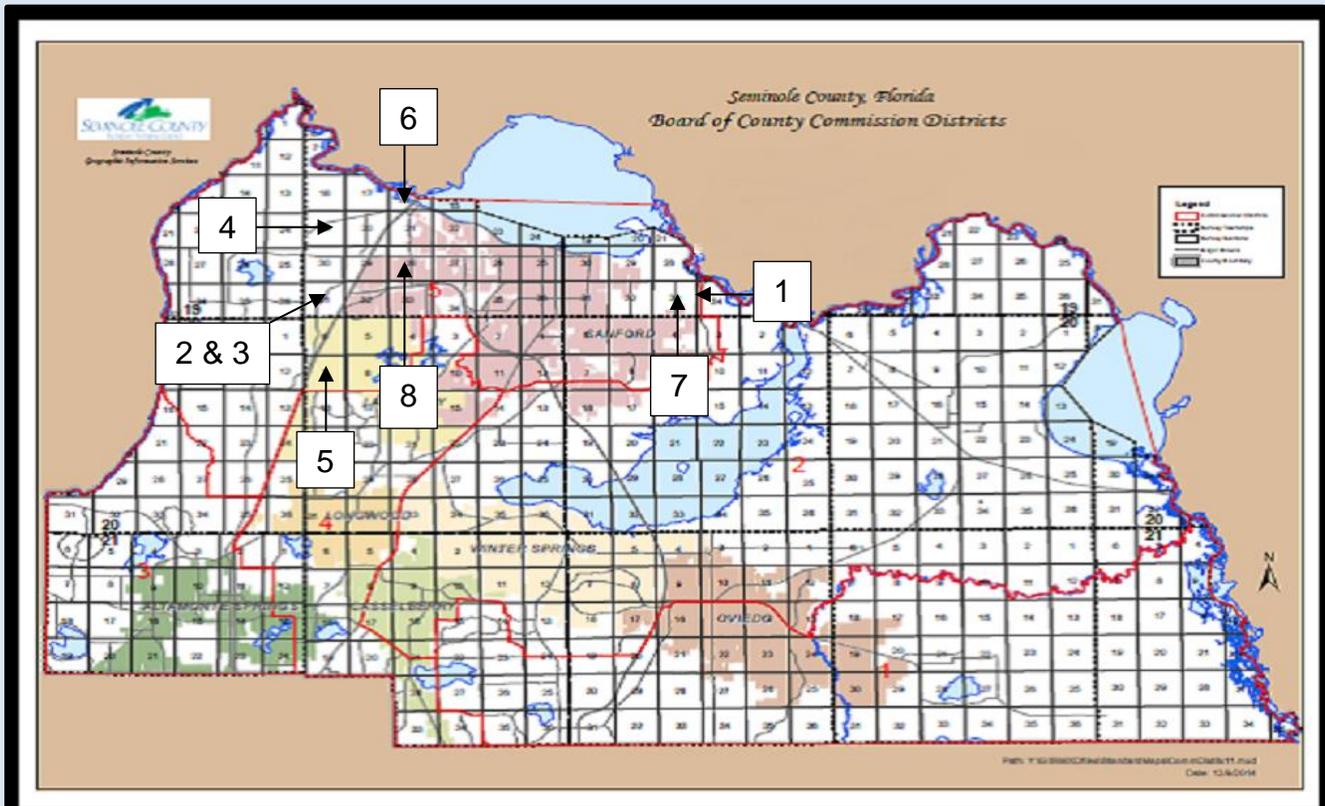
Kudos from our Customers

To the Building Division – *“You have such an amazing team and we really enjoy working with you. Seminole County is very respected in the local world of construction”*
– Shane, Pulte Homes

DISTRICT FIVE SEPTEMBER 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **TRUE HEALTH CENTER PRE-APPLICATION** – Proposed Site Plan for a healthcare center and office building on 1.75 acres in the Cameron Heights PD Zoning District; located northwest of E. Lake Mary Boulevard and E. State Road 46; Parcel I. D. # 34-19-31-3000-002F-0000; (Janelle Dunn, Central Florida Family Health Center, Inc., Applicant, and Regan O’Laughlin, Kimley-Horn and Associates, Inc., Consultant); (21-80000090); (Joy Giles, Project Manager) – (September 1, 2021 DRC meeting)
2. **SEMINOLE COUNTY FIRE STATION #39 SITE PLAN** – Proposed Site Plan for Seminole County Fire Station #39 on 2.16 acres in the PLI Zoning District; located southeast of 1st Street and Orange Boulevard; Parcel I. D. # 31-19-30-502-0000-0310; (Ben Buencamino, CPH, Inc., Applicant and Allen C. Lane, CPH, Inc., Consultant); (21-6000038); (Annie Sillaway, Project Manager) – (September 8, 2021 DRC meeting)

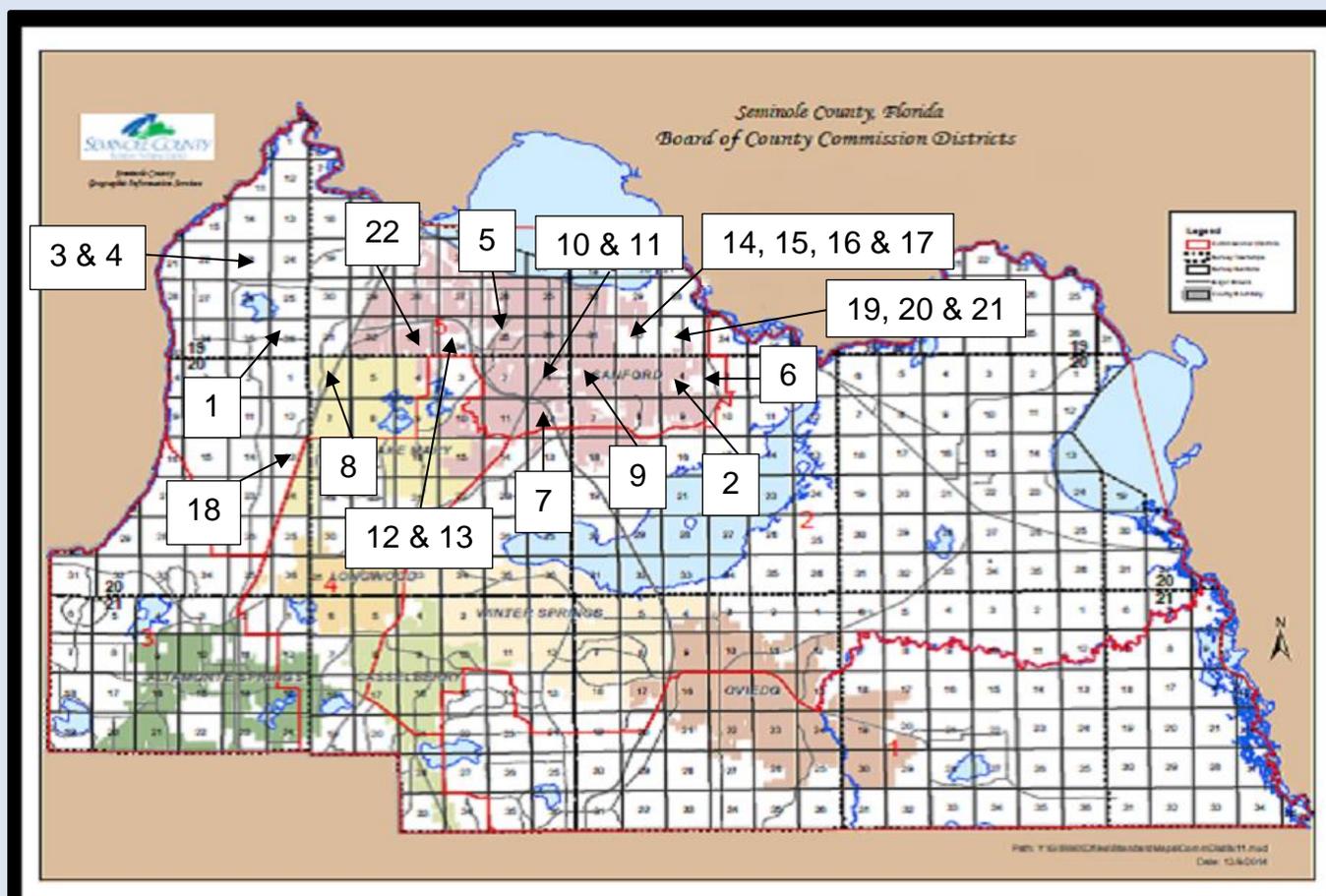
DRC / PRE-APPLICATIONS – Continued

3. **1ST ST (5573) PRE-APPLICATION** – Proposed Rezone to allow for the Subdivision of the existing combined lots 25 and 26 in the Plat of the Town of Sylvan Lake on 0.26 acres in the A-1 Zoning District; located southeast of 1st Street and Emmett Road; Parcel I. D. # 31-19-30-502-0000-0250; (Matthew & Lara Cato, Applicants); (21-80000092); (Hilary Padin, Project Manager) – *(September 8, 2021 DRC meeting)*
4. **I-4 INDUSTRIAL PARK, 5TH SECTION, LOT 2 SITE PLAN** – Proposed Site Plan for an office and warehouse on 0.80 acres in the M-1 Zoning District; located northwest of Chantal Lane and Hickman Drive; Parcel I. D. # 21-19-30-5TA-0000-0200; (Andre Hickman, Spaceport USA, Inc., Applicant, and Bryan Potts, Tanneth Design, Inc., Consultant); (21-06000044); (Annie Sillaway, Project Manager) – *(Comments Only – September 8, 2021 DRC meeting)*
5. **FRONTLINE INSURANCE SOLAR PROJECT PRE-APPLICATION** – Proposed Site Plan for solar panel covered parking on 8.65 acres in the Heathrow DRI PD Zoning District; located northwest of Maintenance Point and International Parkway; Parcel I. D. # 07-20-30-300-005A-0000; (Mark Hodges, Advanced Roofing, Inc., Applicant); (21-80000094); (Annie Sillaway, Project Manager) – *(September 15, 2021 DRC meeting)*
6. **ENTERPRISE LEASING COMPANY PRE-APPLICATION** – Proposed Future Land Use Amendment and PD Rezone for vehicle rental, storage, and sales on 4.74 acres in the A-1 and Myers PD Zoning Districts; located northwest of W State Road 46 and N Elder Road; Parcel I. D # 16-19-30-5AC-0000-0990; (Marvin Sealy, Enterprise Holdings, Applicant, and Randall Morris, RM Strategies, Inc., Consultant); (21-80000093); (Joy Giles, Project Manager) – *(Comments Only – September 15, 2021 DRC meeting)*
7. **COVE AT RIVERBEND SMALL SCALE FUTURE LAND USE AMENDMENT & PD REZONE AND MASTER DEVELOPMENT PLAN** – Proposed Small Scale Future Land Use Amendment, PD Rezone, and Master Development Plan for a single family residential development on 9.61 acres in the A-1 Zoning District; located southeast of Cameron Avenue and Celery Avenue; Parcel I. D. # 33-19-31-300-004E-0000; Chris Tyree, Forestas (USA) Real Estate Group, Inc., Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-20500024); (Annie Sillaway, Project Manager) – *(September 22, 2021 DRC meeting)*
8. **TURNER HEALTHCARE FACILITY PRE-APPLICATION** – Proposed Rezone to utilize the existing structure as an outpatient healthcare facility on 1.24 acres in the C-1 and R-1A Zoning District; located northeast of W State Road 46 and Monroe Road; Parcel I. D. # 28-19-30-503-0000-0070; (George Porzig, Porzig Realty, Applicant); (21-80000102); (Joy Giles, Project Manager) – *(September 29, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

None for District 5

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION September 1, 2021

1. **SYLVAN ESTATES PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for Sylvan Estates Subdivision containing twelve (12) lots on 4.8 acres zoned PD (Planned Development), located on the south side of S. Sylvan Lake Drive, approximately ½ mile west of Orange Boulevard; (WJ Homes, LLC., Applicant) (Joy Giles, Project Manager) – *Approved*
2. **BEARDALL AVENUE PD MAJOR AMENDMENT REZONE** – Consider a Rezone from PD (Planned Development) to PD (Planned Development) on 5.94 acres for office and warehouse uses, located on the west side of Beardall Avenue, approximately 500 feet north of Moores Station Road; (Z2021-24) (Bryan Potts, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE September 9, 2021

3. **6022 FEATHER LN** – The operation of a business or extension of a business which is not a permitted use in an A-1 zone. Joann Tamulonis, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

CODE ENFORCEMENT SPECIAL MAGISTRATE – Continued
September 9, 2021

4. **5835 MICHELLE LN** – The operation of a business or extension of a business which is not a permitted use in an A-1 zone. Joann Tamulonis, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

BOARD OF COUNTY COMMISSIONERS
September 14, 2021

Countywide items:

LIEN AMNESTY END DATE EXTENSION – Consider request to extend the Lien Amnesty End Date for Code Enforcement Violations to April 18, 2022. *This item was approved as requested*

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 create 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) – *This item was continued to the October 12, 2021 BCC meeting by Staff*

5. **RELEASE OF PERFORMANCE BOND FOR WELLINGTON BUSINESS CENTER** – Authorize release of Performance Bond #90565012 for Right of Way, in the amount of \$37,950.00 for the Wellington Business Center; (Wood Knot Construction Company, LLC, Applicant) (Dagmarie Segarra, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
September 23, 2021

6. **2850 RICHMOND AVE** – Unpermitted use of a multi-family dwelling. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of December 2, 2021, with a fine of \$200.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

7. **238 JONES 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of December 2, 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.*

CODE ENFORCEMENT BOARD – Continued
September 23, 2021

8. **1242 E AIRPORT BLVD** – Unpermitted use of a multi-family dwelling. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of December 2, 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.*

9. **1242 E AIRPORT BLVD** – 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 December 2, 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.*

10. **MAGNOLIA 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of November 22, 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.*

11. **MAGNOLIA 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of November 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.*

12. **2025 JONES 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of October 7, 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.*

13. **2025 JONES 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of October 7, 2021, with a fine of \$150.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

CODE ENFORCEMENT BOARD – Continued
September 23, 2021

14. **2445 E 20TH ST** – All fences shall be maintained in their original upright condition. Vincent Bavaro, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$4,250.00 to the Administrative Costs of \$470.09 provided the reduced amount is paid on or before October 28, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$4,250.00 and be recorded as a lien.*

15. **2445 E 20TH 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. Vincent Bavaro, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$5,250.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

16. **2500 CRAWFORD 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. Vincent Bavaro, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$4,250.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

17. **2500 CRAWFORD 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. Vincent Bavaro, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$4,250.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

BOARD OF ADJUSTMENT
September 27, 2021

18. **24 S. STONE GATE** – Request for a side yard (south) setback variance from twenty (20) feet to ten (10) feet for a detached garage in the RC-1 (Country Homes) district; BV2021-67 (Benjamin Abernethy, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

19. **3661 LINCOLN ST** – Request for a side street (west) setback variance from twenty-five (25) feet to seven and one-half (7½) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2021-69 (OIG Homes, LLC, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

20. **3562 LAZY RIVER TERR** – Request for a side street (west) setback variance from fifteen (15) feet to eleven (11) feet for a privacy fence in the PD (Planned Development) district; BV2021-73 (Tonisha Scott and Laritza Andrickson, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
September 28, 2021

21. **PRESERVE AT RIVERBEND FINAL PLAT** – Approve the plat for the Preserve at Riverbend subdivision containing forty-three (43) lots on 14.74 acres zoned PD (Planned Development), located on the east side of Cameron Avenue, ½ mile north of E. S.R. 46; (Forestar Real Estate Group, Applicant) (Joy Giles, Project Manager) – *Approved*

22. **NUISANCE ABATEMENT 1800 STRICKLAND AVENUE** – Consider adoption of a Resolution issuing an Order to: declare the existence of a Public Nuisance at 1800 Strickland Avenue, Sanford; require corrective action by October 28, 2021; and authorize necessary corrective action by the County in the event the Nuisance is not abated by the record owners. (Liz Parkhurst, Project Manager) – *Approved*