



**COUNTYWIDE  
FEBRUARY 2019  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	2,168
Inspections Performed	5,399
Certificates of Occupancy Issued	44

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	8
Inspections Performed	143

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	15
Land Use Amendments	2
Rezones	0
Rezones – PD	4
Small Site Plans	3
Site Plans	5
Subdivision – PSP	1
Subdivision – Engineering	0
Subdivision – Plats	2
Minor Plats	1
Land Split	0
Vacates	1
Special Events, Arbor, Special Exceptions, Minor Amendments	7

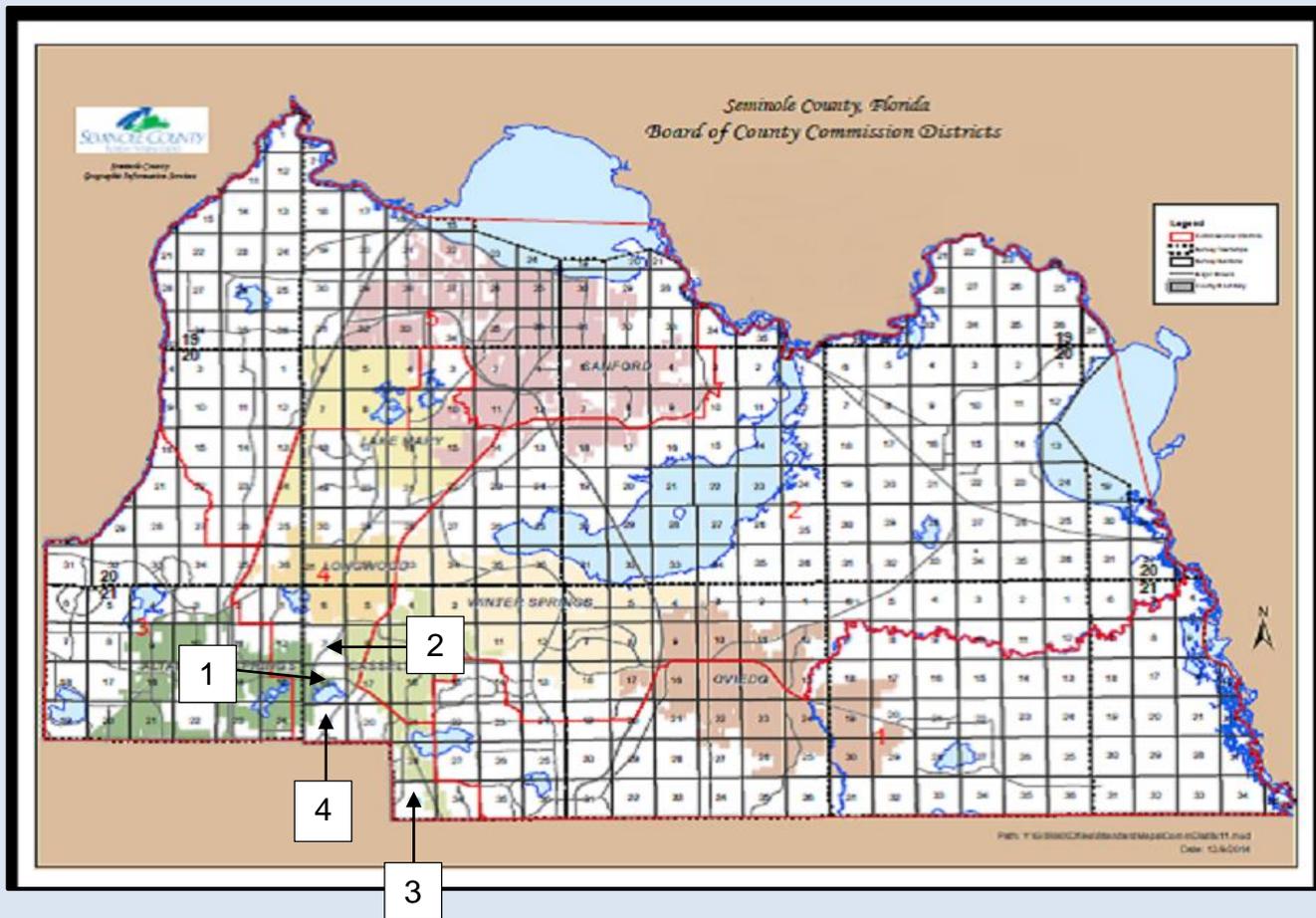
**Kudos from our Customers**

“Special thanks to Steve Koschwitz. He truly demonstrated his professionalism, construction knowledge, codes and customer service. He is certainly an asset to your organization and contractors.” *Ray S – Ray’s Construction Development, Inc.*

# DISTRICT FOUR FEBRUARY 2019 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note: Site locations are approximate**

- 1. WELLS AVE (LOT 6) PRE-APPLICATION** – Proposed Site Plan for a 4 unit office and warehouse building on 0.47 acres in the C-2 zoning district; located on the southeast corner of Division Street and Wells Avenue; Parcel I. D. # 18-21-30-515-0B00-0060; (Dan Marsden, Marsden Construction Co., Applicant); (19-80000008); (Joy Giles, Project Manager). *(February 20, 2019 DRC meeting)*
- 2. ANCHOR ROAD BUSINESS PARK PRE-APPLICATION** – Proposed Rezone from PD to PD and Site Plan for a 15,000 square foot building for sales of baked goods on 7.63 acres; located on the west side of Anchor Road, north of Merritt Street; Parcel I. D. # 07-21-30-514-0000-014D; (Jody Shirley, Jomar Development & Construction, Applicant, and Tim Healy, Frontier Engineering, Consultant); (19-80000009); (Danalee Petyk, Project Manager). *(February 20, 2019 DRC meeting)*

## DRC / PRE-APPLICATIONS – Continued

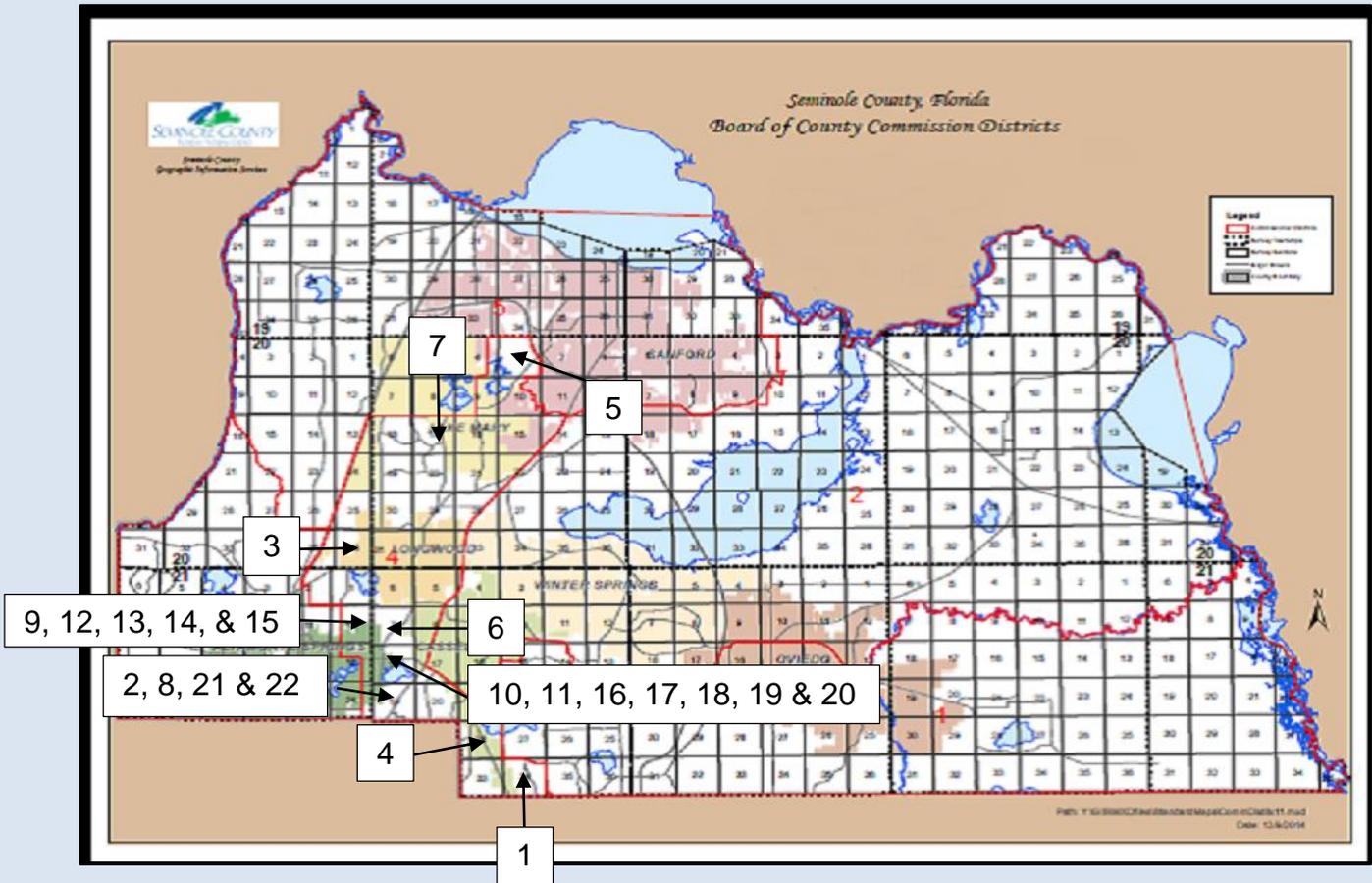
3. **EAST PARK FINAL ENGINEERING** – Proposed Final Engineering for seventeen (17) single family residential lots on 4.507 acres in the East Park PD zoning district; located on the south side of Howell Branch Road, east of Betty Street; Parcel I. D. # 34-21-30-300-003B-0000; (Cliff Torres, Pulte Home Company, LLC, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (19-55200001); (Joy Giles, Project Manager). *(Comments Only – February 27, 2019 DRC meeting)*

4. **JAFFA DR (160) AND OBRIEN RD (LOT 2) PET RESORT PRE-APPLICATION** – Proposed Rezone from C-1, R-1 and A-1 to C-2 and Site Plan for a pet resort/kennel on 1.37 acres; located on the south side of Obrien Road at Jaffa Drive; Parcel I. D. # 19-21-30-507-0F00-0100+; (Marvin Beaman, Jr., Applicant, and Carl Smith, Cadastral Mapping Services, Consultant); (19-80000013); (Matt Davidson, Project Manager). *(Comments Only – February 27, 2019 DRC meeting)*

## DRC PROJECTS STARTING CONSTRUCTION

None for District 4

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION February 6, 2019

None for District 4

### BOARD OF COUNTY COMMISSIONERS February 12, 2019

Countywide items:

**SIGN CODE REVISIONS LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending the Land Development Code for compliance with the Supreme Court of the United States case *Reed v. Gilbert* requiring uniform regulation of temporary signage and further amending the Land Development Code for the purpose of allowing noncommercial speech on commercial signs; Countywide; (Danalee Petyk, Project Manager) – *Continued to the February 26, 2019 meeting*

**BOARD OF COUNTY COMMISSIONERS – Continued**  
**February 12, 2019**

Countywide items: (Continued)

**LYNX FISCAL YEAR 2018/2019 SERVICE FUNDING AGREEMENT** – Approve and authorize the Chairman to execute the Fiscal Year 2018/2019 Service Funding Agreement by and between Seminole County, Florida and the Central Florida Regional Transportation Authority; (Bill Wharton, Project Manager) – *Approved*

1. **EAST PARK PD REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a seventeen (17) lot single family residential subdivision on approximately 4.51 acres, located on the south side of Howell Branch Road, approximately 600 feet west of Dike Road; (Z2018-046) (Pulte Home Company, LLC, Applicant) (Joy Giles, Project Manager) – *Approved with conditions*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**February 14, 2019**

2. **110 OBRIEN RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of March 14, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

3. **113 HICKORY TREE RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of April 15, 2019, 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. **792 BROOKSIDE RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of May 15, 2019, 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. **2616 REAGAN TRL** – Construction without the required permits. Tom Helle, Inspector. *Order entered continuing this item to the July 11, 2019 hearing. The property was not in compliance at the time of the hearing.*

6. **1901 S RONALD REAGAN BLVD** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

**BOARD OF ADJUSTMENT**  
**February 25, 2019**

7. **555 W. SPRINGTREE WAY** – Request for a side yard (west) setback variance from seven (7) feet to five (5) feet for a covered screen room in the PD (Planned Development) district; BV2018-112 (Daniel and Cynthia Vaughn, Applicants) (Angi Kealhofer, Project Manager) – *Denied*

**BOARD OF COUNTY COMMISSIONERS**  
**February 26, 2019**

Countywide item:

**SIGN CODE REVISIONS LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending the Land Development Code for compliance with the Supreme Court of the United States case *Reed v. Gilbert* requiring uniform regulation of temporary signage and further amending the Land Development Code for the purpose of allowing noncommercial speech on commercial signs; Countywide; (Danalee Petyk, Project Manager) – *Approved*

8. **AFFIDAVIT TO REMOVE CONDITION PRIOR TO RECORDING RES NO. 98-R-179** – Consider an Affidavit to remove the condition requiring a utility easement prior to recording Resolution No. 98-R-179; (Brian Pelski, Applicant) (Rebecca Hammock, Project Manager) – *Approved*

9. **SATISFACTION OF LIEN - 100 SPRING STREET** – Authorize the Chairman to execute the Satisfaction of Lien for Code Enforcement Board Case No. 02-98-CEB, at 100 Spring St., Altamonte Springs, Tax Parcel No. 12-21-29-5BD-1300-0090, previously owned by Betty Lamar; (Patt Hughes, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**  
**February 28, 2019**

10. **127 LEON 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. *Findings of Fact entered giving the Respondent a compliance date of March 28, 2019, 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. **1067 & 1071 WILLIAMS 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 March 28, 2019, 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. **620 ALPINE 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. *Findings of Fact entered giving the Respondent a compliance date of March 15, 2019, 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**  
**February 28, 2019**

13. **620 ALPINE ST** – Any other material or condition tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of March 15, 2019, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

14. **620 ALPINE 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 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.*

15. **616 ARCHIBALD 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 March 28, 2019, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

16. **125 LEON 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 March 28, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

17. **125 LEON ST** – 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. Dorothy Hird, Code Enforcement Officer. *Order entered continuing this case to the April 25, 2019 meeting.*

18. **LONGWOOD 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 March 28, 2019, 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**  
**February 28, 2019**

19. **LONGWOOD 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 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.*

20. **LONGWOOD AVE** – Any other material or condition tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County. Dorothy Hird, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of April 29, 2019, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

21. **MAITLAND AVE** – 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.*

22. **MAITLAND 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. *The Respondent complied prior to the hearing.*