



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

**BUILDING DIVISION**

Permits Issued	2,489
Inspections Performed	6,795
Certificates of Occupancy Issued	90

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	8
Inspections Performed	214

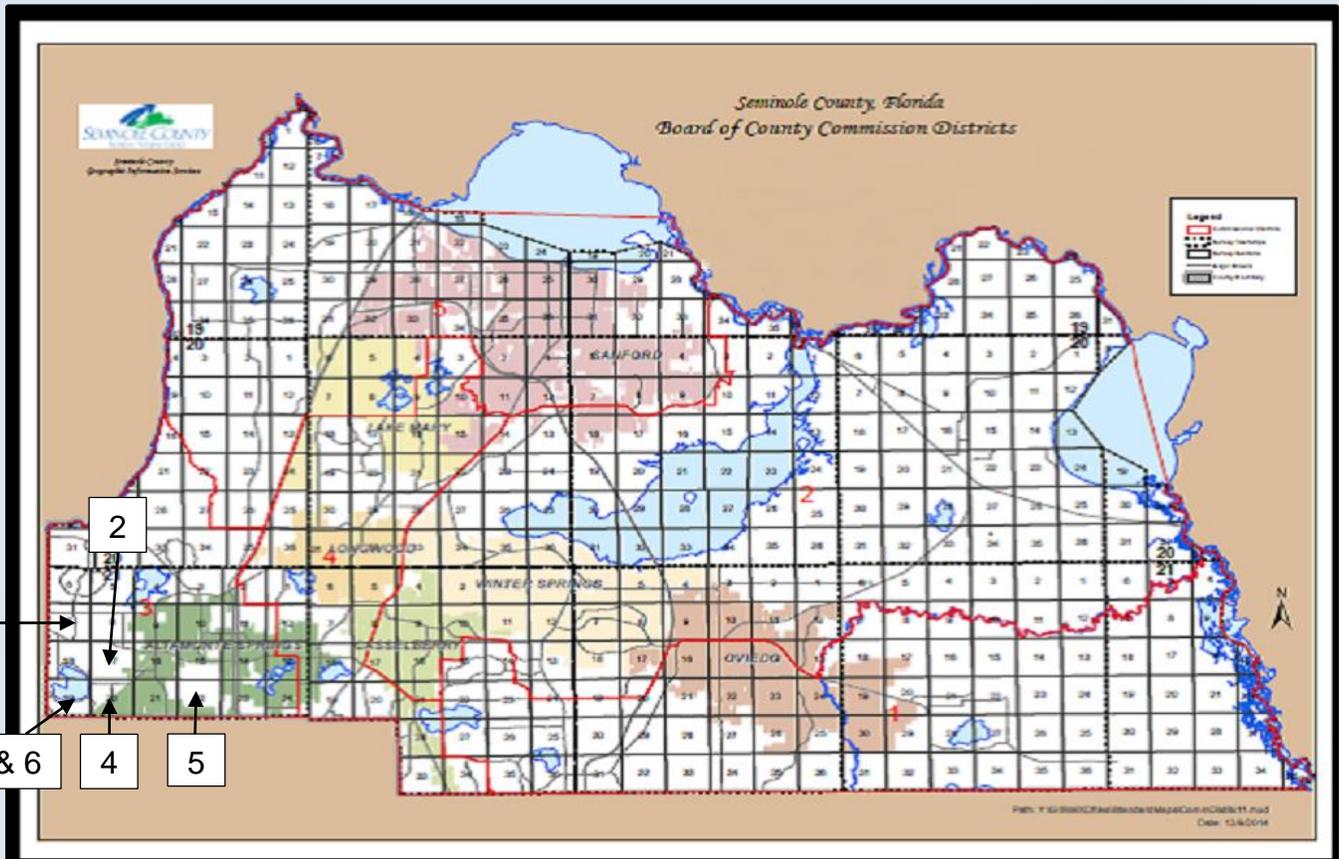
**PLANNING AND DEVELOPMENT DIVISION**

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

# DISTRICT THREE OCTOBER 2019 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

1. **BALMY BEACH MARKETPLACE PD FINAL DEVELOPMENT PLAN** – Proposed PD Final Development Plan for a continuing care development on 20.91 acres in the Balmy Beach Marketplace PD zoning district; located southwest of Balmy Beach Drive and E. Semoran Boulevard; Parcel I. D. # 07-21-29-300-0210-0000++; (Linda Kassof, Taurus CD 186 Balmy Beach FL LP, Applicant, and Jason P. Mahoney, P.E., NV5, Inc., Consultant); (19-20500039); (Kathy Hammel, Project Manager). (October 2, 2019 DRC meeting)
2. **SANCTUARY AT BEAR LAKE SPECIAL EXCEPTION PRE-APPLICATION** – Request for a Special Exception for an assisted living facility on 0.92 acres in the A-1 zoning district; located south side of Cub Lake Drive, west of Eden Park Road; Parcel I. D. # 17-21-29-5BG-0000-077E; (John C. Vick III, V3 Capital, Applicant); (19-80000097); (Angi Kealhofer, Project Manager). (October 2, 2019 DRC meeting)

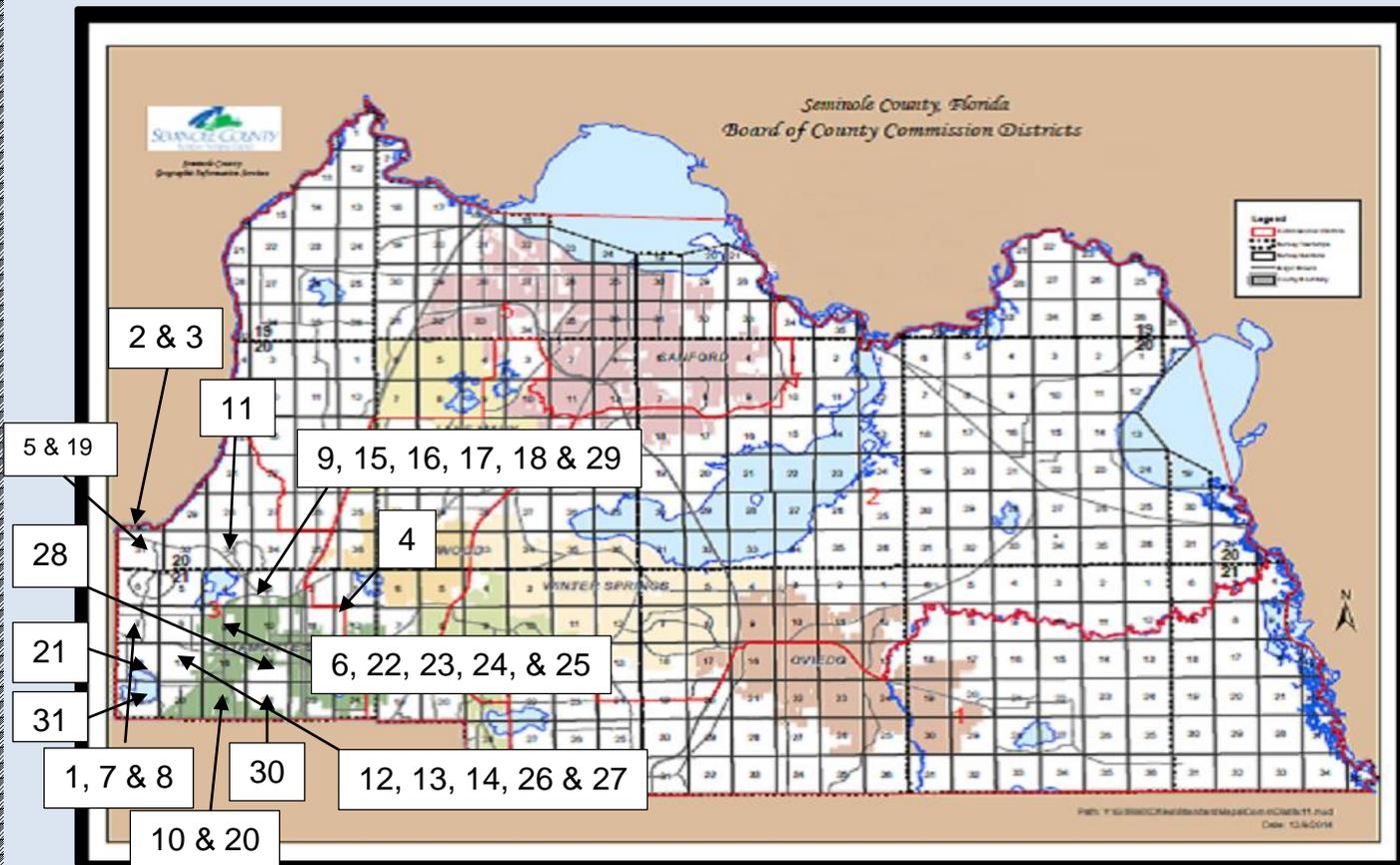
## DRC / PRE-APPLICATIONS – Continued

3. **PLAYA WY (LOT D) PRE-APPLICATION** – Proposed Subdivision of 1.99 acres into five (5) single family residential lots in the R-1A zoning district; located northeast of Playa Way and Center Street; Parcel I. D. # 19-21-29-504-0D00-0010; (Larry Glynn and Douglas Campbell, Applicants); (19-80000098); (Danalee Petyk, Project Manager). *(Comments Only – October 2, 2019 DRC meeting)*
4. **BEAR LAKE RD (LOT 8A) PRE-APPLICATION** – Proposed Rezone of 1.12 acres from R-1A, A-1, and C-1 to C-1 and Site Plan for a medical clinic; located on the west side of Bear Lake Road, north of Maitland Boulevard; Parcel I. D. # 20-21-29-300-008A-0000; (Heath Kennedy, Genesis KC Development, LLC, Applicant, and Brian Ashby, P.E., Kimley-Horn, Consultant); (19-80000101); (Danalee Petyk, Project Manager). *(October 9, 2019 DRC meeting)*
5. **RESERVE AT HILLVIEW (FKA HILLVIEW) PD FINAL DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAN** – Proposed PD Final Development Plan and Preliminary Subdivision Plan for a 41 lot single family residential subdivision on 12.09 acres in the Hillview PD zoning district; located on the north side of Hillview Drive; Parcel I. D. # 22-21-29-300-004A-0000+; (Christopher Hughes, Gulfstream Residential, LLC, Applicant, and Ryan Renardo, Foresite Group, Inc., Consultant); (19-20500037 & 19-55100013); (Danalee Petyk, Project Manager). *(October 16, 2019 DRC meeting)*
6. **PUBLIC STORAGE SMALL SCALE FUTURE LAND USE AMENDMENT AND PD REZONE** – Proposed Small Scale Future Land Use Amendment from COM to PD and PD Rezone from C-2 to PD for a mini storage facility on 5.35 acres; located east of the S. Orange Blossom Trail and Overland Road intersection; Parcel I. D. # 19-21-29-300-0130-0000; (Julie Kendig-Schrader, Greenberg Traurig, P.A., Applicant, and Chris Hollen, Kimley-Horn and Associates, Inc., Consultant); (19-20500040); (Danalee Petyk, Project Manager). *(October 16, 2019 DRC meeting)*

## DRC PROJECTS STARTING CONSTRUCTION

None for District 3

# BOARD ITEMS



**Note:** Site locations are approximate

## PLANNING AND ZONING COMMISSION October 2, 2019+

Countywide item:

### EDUCATIONAL AND CHILD CARE FACILITIES LAND DEVELOPMENT CODE AMENDMENTS –

Consider an Ordinance amending the Land Development Code to update definitions related to Educational and Child Care Facilities, including adding an Elementary School definition which will include Kindergarten and Voluntary Pre-Kindergarten as part of the definition; Countywide; (Mary Moskowitz, Project Manager) – *Recommended for Approval*

## BOARD OF COUNTY COMMISSIONERS October 8, 2019

Countywide items:

### EDUCATIONAL AND CHILD CARE FACILITIES LAND DEVELOPMENT CODE AMENDMENTS -

Consider an Ordinance amending the Land Development Code to update definitions related to Educational and Child Care Facilities, including adding an Elementary School definition which will include Kindergarten and Voluntary Pre-Kindergarten as part of the definition; Countywide; (Mary Moskowitz, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**

**October 8, 2019**

Countywide items (continued):

**2020 CAPITAL IMPROVEMENTS PROJECT SCHEDULE ANNUAL UPDATE** – Consider adoption of an Ordinance containing the annual update of the Capital Improvements Schedule for the Seminole County Comprehensive Plan; Countywide (Mary Moskowitz, Project Manager) – *Approved*

1. **BALMY BEACH MARKETPLACE PLAT** – Approve the plat for the Balmy Beach Marketplace subdivision containing five (5) lots on 20.91 acres zoned PD (Planned Development), located on the south west corner of the intersection of State Road 436 and Balmy Beach Drive; (Taurus Development, LLC, Applicant) (Kathy Hammel, Project Manager) – *Approved*
2. **WEKIVA ISLAND FALL FEST 2019** – Consider a Special Event Permit for the Wekiva Island Fall Fest on October 25, 26, and 27, 2019, November 8 and 9, 2019, and November 25, 26, 27, and 28, 2019, located at 1000 -1014 Miami Springs Drive, Longwood; (Mary Sue Weinaug, Applicant) (Mary Robinson, Project Manager) – *Approved*
3. **WEKIVA ISLAND WINTER WONDERLAND 2019** – Consider a Special Event Permit for Wekiva Island Winter Wonderland on November 29, 2019 through December 25, 2019 and December 31, 2019 through January 1, 2020 located at 1000 - 1014 Miami Springs Drive; (Mary Sue Weinaug, Authorized Agent) (Mary Robinson, Project Manager) – *Approved*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

**October 10, 2019**

4. **354 W HIGHLAND ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of December 12, 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. **307 HUNTERS POINT CT** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of December 12, 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.*
6. **803 RICHBEE DR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of February 13, 2020, 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. **3030 E SR 436** – Construction without the required permits. Vicki Hathaway, Inspector. *Respondent requested an extension to the compliance date and requested that the fines accrued to-date be waived. Order entered extending compliance date to April 9, 2020 and waiving all accrued fines to-date.*
8. **3030 E SR 436 (different suite)** – Construction without the required permits. Vicki Hathaway, Inspector. *Respondent requested an extension to the compliance date and requested that the fines accrued to-date be waived. Order entered extending compliance date to February 13, 2020 and waiving all accrued fines to-date.*

**CODE ENFORCEMENT SPECIAL MAGISTRATE – Continued**  
**October 10, 2019**

9. **165 MANOR AVE** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Inspector.*
10. **671 CALIENTE WAY** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Inspector.*

**BOARD OF COUNTY COMMISSIONERS**  
**October 22, 2019**

Countywide item:

**CODE ENFORCEMENT LIEN AMNESTY PROGRAM AMENDMENT** – Approve and Adopt the Lien Amnesty Program Revised and Restated Resolution to establish a process to allow the Board of County Commissioners to further reduce a lien amount and/or modify the payment schedule of a lien due to a medical or financial hardship. Countywide (Mary Moskowitz, Project Manager) – *Approved*

11. **NUISANCE ABATEMENT** – Consider adoption of a Resolution issuing an Order to: declare the existence of a Public Nuisance at 351 W. Hornbeam Drive, Longwood; require corrective action by November 22, 2019; 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*

**CODE ENFORCEMENT BOARD**  
**October 24, 2019**

12. **575 FOREST LAKE 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. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of November 21, 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.*
13. **575 FOREST 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. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of November 21, 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**  
**October 24, 2019**

14. **575 FOREST LAKE DR** – 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. *Findings of Fact entered giving the Respondent a compliance date of November 21, 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.*

15. **172 LAKE SHORE 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. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of November 21, 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. **152 MOBILE 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 entered continuing this item to the December 5, 2019 hearing. The property was not in compliance at the time of the hearing.*

17. **152 MOBILE AVE** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

18. **152 MOBILE 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. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

19. **139 DUNCAN TRL** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

20. **746 OAKLANDO DR** – Operating a business in an R-1 zone is not a permitted use. Cara Hill, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

21. **1337 LAKE ASHER CIR** – Operating a business in an R-1AA zone is not a permitted use. Cara Hill, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of November 10, 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**  
**October 24, 2019**

22. **808 CAMELLIA AVE** – *Repeat Violation* – Contractor storage yard is not a permitted use in an R-1 zone. Cara Hill, Code Enforcement Officer. *Order Finding Compliance on a Repeat Violation and Imposing Fine/Lien entered reducing the accrued fine from \$3,300.00 to the Administrative costs of \$882.72 provided the reduced amount is paid on or before April 23, 2020. If payment has not been received within the time specified, the fine will revert to the original amount of \$3,300.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*

23. **808 CAMELLIA AVE** – Contractor storage yard is not a permitted use in an R-1 zone. Cara Hill, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the accrued fine from \$3,300.00 to the Administrative Costs of \$393.72 provided the reduced amount is paid on or before April 23, 2020. If payment has not been received within the time specified, the fine will revert to the original amount of \$3,300.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*

24. **808 CAMELLIA 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. Cara Hill, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the accrued fine from \$4,200.00 to the Administrative Costs of \$417.97 provided the reduced amount is paid on or before April 23, 2020. If payment has not been received within the time specified, the fine will revert to the original amount of \$4,200.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*

25. **808 CAMELLIA 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. Cara Hill, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the accrued fine from \$2,200.00 to the Administrative Costs of \$395.79 provided the reduced amount is paid on or before April 23, 2020. If payment has not been received within the time specified, the fine will revert to the original amount of \$2,200.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*

26. **1208 HELEN 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. Cara Hill, Code Enforcement Officer. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$3,800.00 to the Administrative Costs of \$389.64 provided the reduced amount is paid on or before November 23, 2019. If payment has not been received within the time specified, the fine will revert to the original amount of \$3,800.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*

**CODE ENFORCEMENT BOARD – Continued**  
**October 24, 2019**

27. **1208 HELEN 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. Cara Hill, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$7,600.00, with the fine continuing to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

28. **564 TULANE 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. Cara Hill, Code Enforcement Officer. *Order Finding Compliance entered waiving the total fine accrued in the amount of \$4,600.00. The property was in compliance at the time of the hearing.*

29. **2484 W SR 434** – All fences shall be maintained in their original upright condition. Cara Hill, Code Enforcement Officer. *Ownership of the property changed. This case will be closed and the new owner will be cited.*

30. **122 SPRING CHASE CIR** – 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. *Order Finding Non-Compliance entered imposing a lien in the amount of \$11,500.00, with the fine continuing to accrue at \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

**BOARD OF ADJUSTMENT**  
**October 28, 2019**

31. **9430 SOMBRERO AVE** – Request for (1) a rear yard setback variance from thirty (30) feet to five (5) feet; and (2) a side yard (south) setback variance from seven and one-half (7½) feet to five (5) feet for a detached garage in the R-1A (Single Family Dwelling) district; BV2019-87 (Edwin Martinez, Applicant) (Angi Kealhofer, Project Manager) – *Approved*