



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

BUILDING DIVISION

Permits Issued	3,156
Inspections Performed	8,446
Certificates of Occupancy Issued	74

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	1
Small Site Plans	2
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	1
Minor Plat	0
Land Split	0
Vacates	3
Variances	8
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	24

Kudos from our Customers

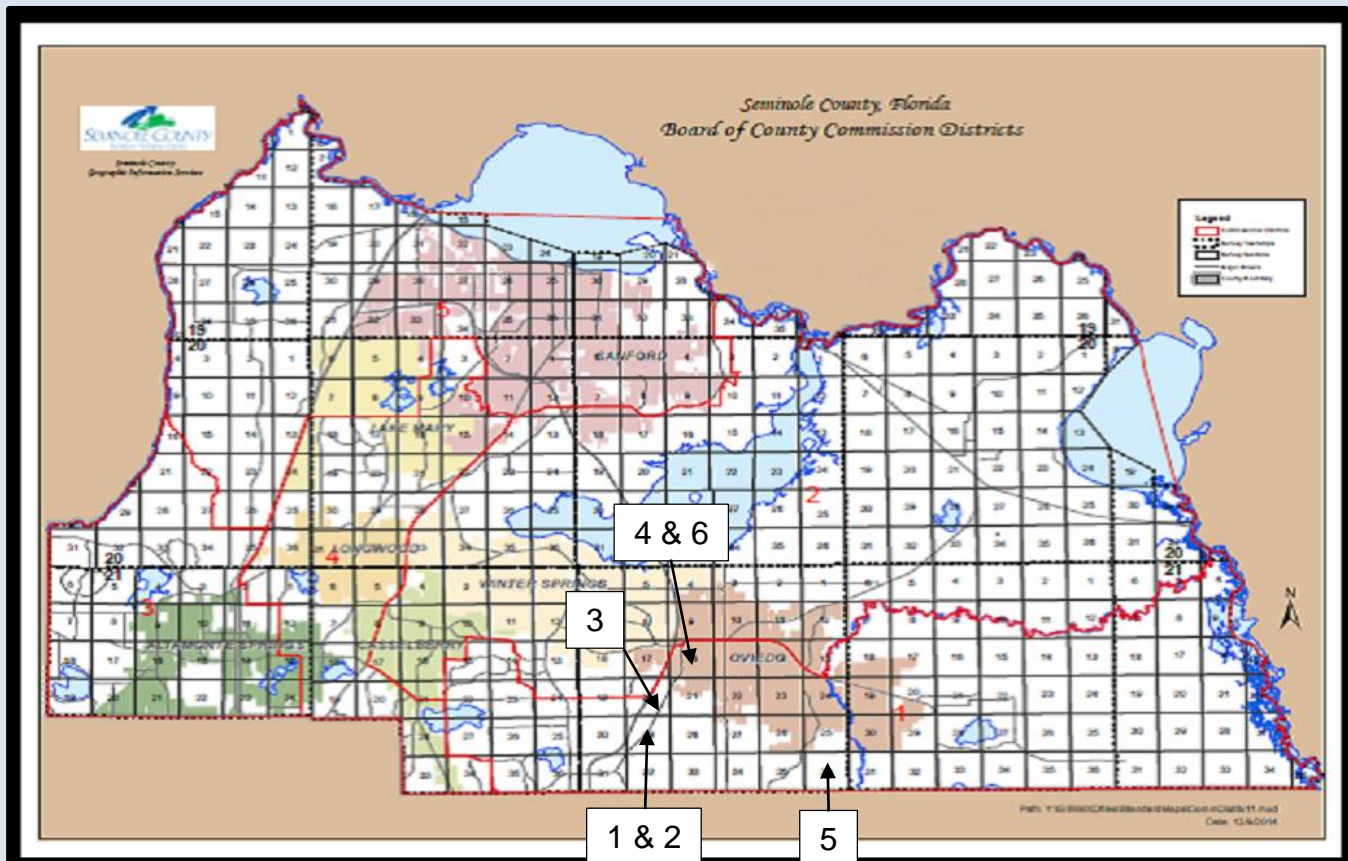
To all of the Planners of the Day – *“Everyone was understanding, professional, knowledgeable and informative. You met my expectations” – Abdiel, Homeowner*

To Building – *“I just wanted to say thank you for your department’s help getting my issues resolved. Every single person I spoke with was kind and understanding and made me feel like I was a real person. I’m so grateful” – Mari, Homeowner*

DISTRICT ONE AUGUST 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **PARK DENTAL SITE PLAN** – Proposed Site Plan for a dental office on 0.73 acres in the C-3 Zoning District; located on the northwest side of W State Road 426 and James Drive; Parcel I. D. # 29-21-31-502-0000-002A; (Giang Kaiser, Park Dental, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-06000033); (Annie Sillaway, Project Manager) – *(Comments Only – August 18, 2021 DRC meeting)*

DRC / PRE-APPLICATIONS – Continued

2. **SDC PARKING LOT PRE-APPLICATION** – Proposed Rezone to C-3 for retention of the current contractor parking lot and future commercial development on 1.26 acres in the A-1 Zoning District; located northeast of Connection Point and State Road 417; Parcel I. D. # 29-21-31-300-0080-0000; (Tom McNamara, Southern Development & Construction, Inc., Applicant); (21-80000086); (Joy Giles, Project Manager) – *(Comments Only – August 18, 2021 DRC meeting)*

3. **OVIEDO VETERINARY CARE PRE-APPLICATION** – Proposed Future Land Use Amendment and Rezone to C-1 for a veterinary facility on 2.01 acres in the A-1 Zoning District; located southeast of W Chapman Road and E. State Road 426; Parcel I. D. # 20-21-31-5CB-0000-00C0+; (Colette Penberthy, Oviedo Veterinary Care & Emergency, LLC, Applicant, and S. Brent Spain, Theriaque & Spain Law Firm, Consultant); (21-80000084); (Annie Sillaway, Project Manager) – *(Comments Only – August 25, 2021 DRC meeting)*

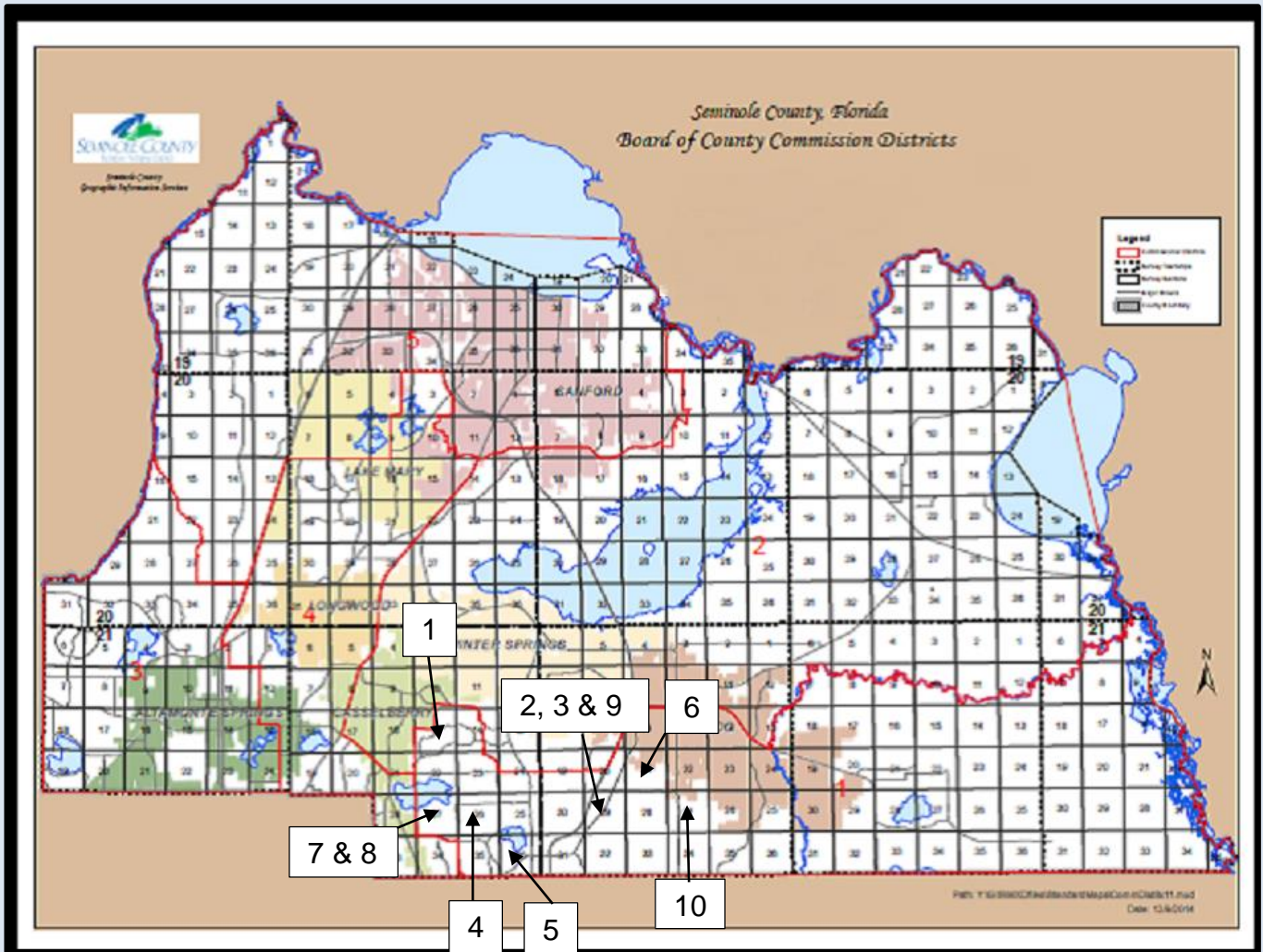
PROJECTS STARTING CONSTRUCTION

4. **THE MASTER'S ACADEMY PORTABLE CLASSROOMS SMALL SITE PLAN** – Small Site Plan to place 3 temporary portable modular classrooms on 30.89 acres in the A-1 zoning district.

5. **RED EMBER ESTATES PHASE 3 FINAL ENGINEERING PLAN** – Final Engineering Plan for 19 single family lots on 10.06 acres in the Red Ember Estates PD zoning district.

6. **TOP DOG CAR WASH PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN** – PD Final Development Plan as an Engineered Site Plan for an express carwash on 4.52 acres in the Goldeneye PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION August 4, 2021

Countywide items:

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 Creating 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) – *Exhibit A of Ordinance – Recommended for Denial. Exhibit B of Ordinance – Recommended for Approval*

SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and determination by the Board County Commissioners (Mary Moskowitz, Project Manager) – *Recommended for Approval*

BOARD OF COUNTY COMMISSIONERS
August 10, 2021

None for District 1

CODE ENFORCEMENT SPECIAL MAGISTRATE
August 12, 2021

1. **251 TWELVE LEAGUE CIR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of October 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.*
2. **CONNECTION PT** – Contractor storage yard is not a permitted use in an A-1 zoning district. Cara Hill, Code Enforcement Officer. *This item was continued to the October meeting by Staff.*

BOARD OF ADJUSTMENT
August 23, 2021

3. **3035 SECURITY AVE** – Request for a side street (west) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1 (Single Family Dwelling) district; BV2021-58 (John Baker, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
4. **1053 PRINCESS GATE BLVD** – Request for a side street (east) setback variance from twenty-five (25) feet to eight (8) feet for a privacy fence in the R-1A (Single Family Dwelling) district; BV2021-60 (Bradford & Barbara Miller, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
5. **8824 LAKE HALL LN** – Request for a rear yard setback variance from twenty (20) feet to thirteen and one-half (13½) feet for an addition in the PD (Planned Development) district; BV2021-62 (Ken Fisher & Victoria Nguyen, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
August 24, 2021

Countywide item:

SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and determination by the Board County Commissioners; Countywide (Mary Moskowitz, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued
August 24, 2021

6. **RELEASE OF PERFORMANCE BOND FOR BROOKMORE ESTATES PHASE 3** – Authorize release of Performance Bond #SU1162761 for roads, streets, and drainage, in the amount of \$197,970.83 for Brookmore Estates Phase 3; (Pulte Homes Company, LLC, Applicant) (Kathy Hammel, Project Manager) – *Approved*

7. **RELEASE OF MAINTENANCE BOND FOR WATERS EDGE AT HAWKS CREST PHASE 3A** – Authorize release of Road Maintenance Bond # LAIFSU0737070 in the amount of \$156,843.48 for Water’s Edge at Hawk’s Crest Phase 3A; (Meritage Homes, Applicant) (Hilary Padin, Project Manager) – *Approved*

8. **RELEASE OF MAINTENANCE BOND FOR WATERS EDGE AT HAWKS CREST PHASE 3B** – Authorize release of Road Maintenance Bond # 30068962 in the amount of \$171,435.24 for Water’s Edge at Hawk’s Crest Phase 3B; (Meritage Homes, Applicant) (Hilary Padin, Project Manager) – *Approved*

9. **CONNECTION PT (2545) REZONE** – Consider a Rezone from A-1 (Agriculture) to C-3 (General Commercial and Wholesale) for a commercial nursery, landscape, and irrigation business on approximately 3.76 acres, located on the north side of Connection Pt., 0.25 miles west of SR 426; (Z2021-19) (Bruce Hage, Applicant) (Annie Sillaway, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
August 26, 2021

10. **2352 SUNNY VIEW 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 September 14, 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.*