



**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

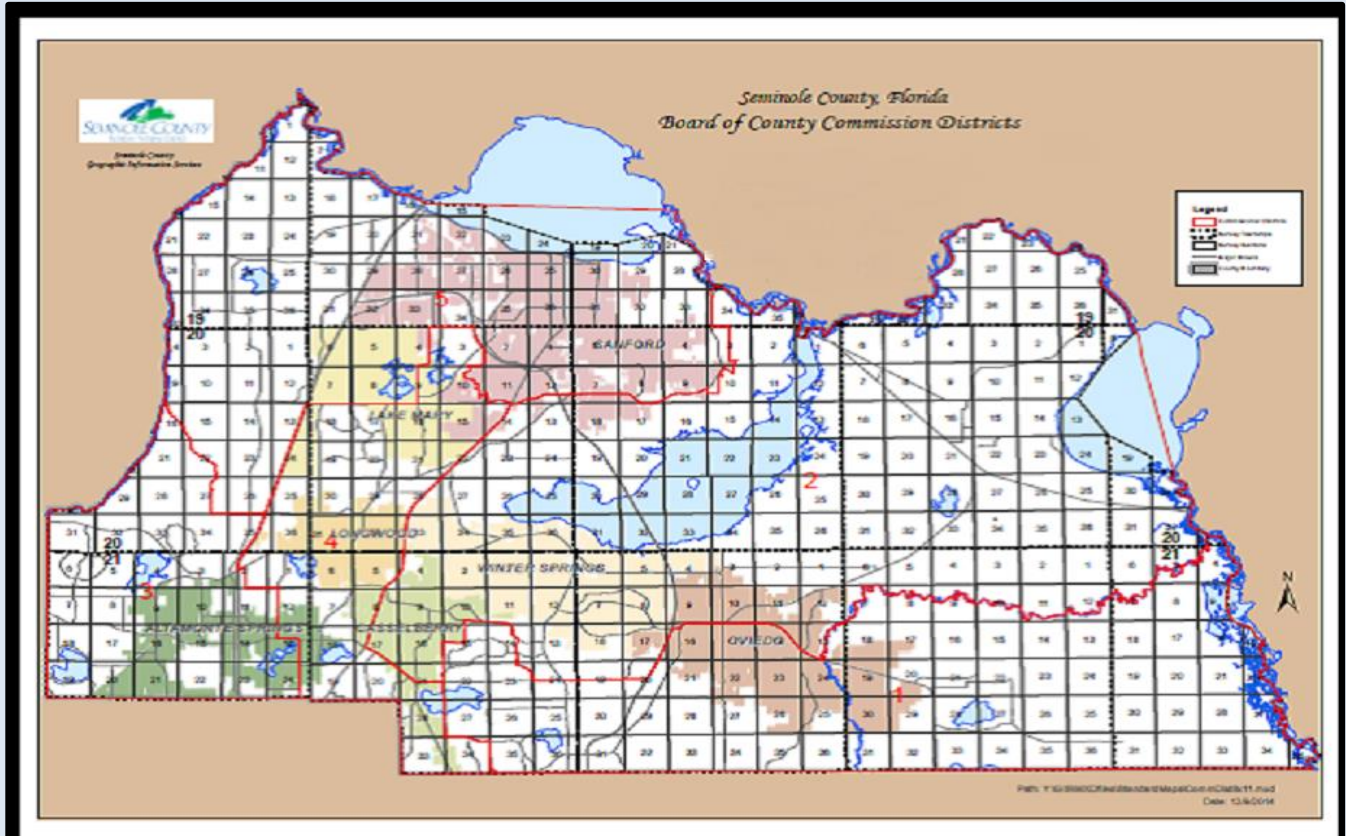
To all of the Planners of the Day – *“Everyone was understanding, professional, knowledgeable and informative. You met my expectations” – Abdiel, Homeowner*

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 TWO AUGUST 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

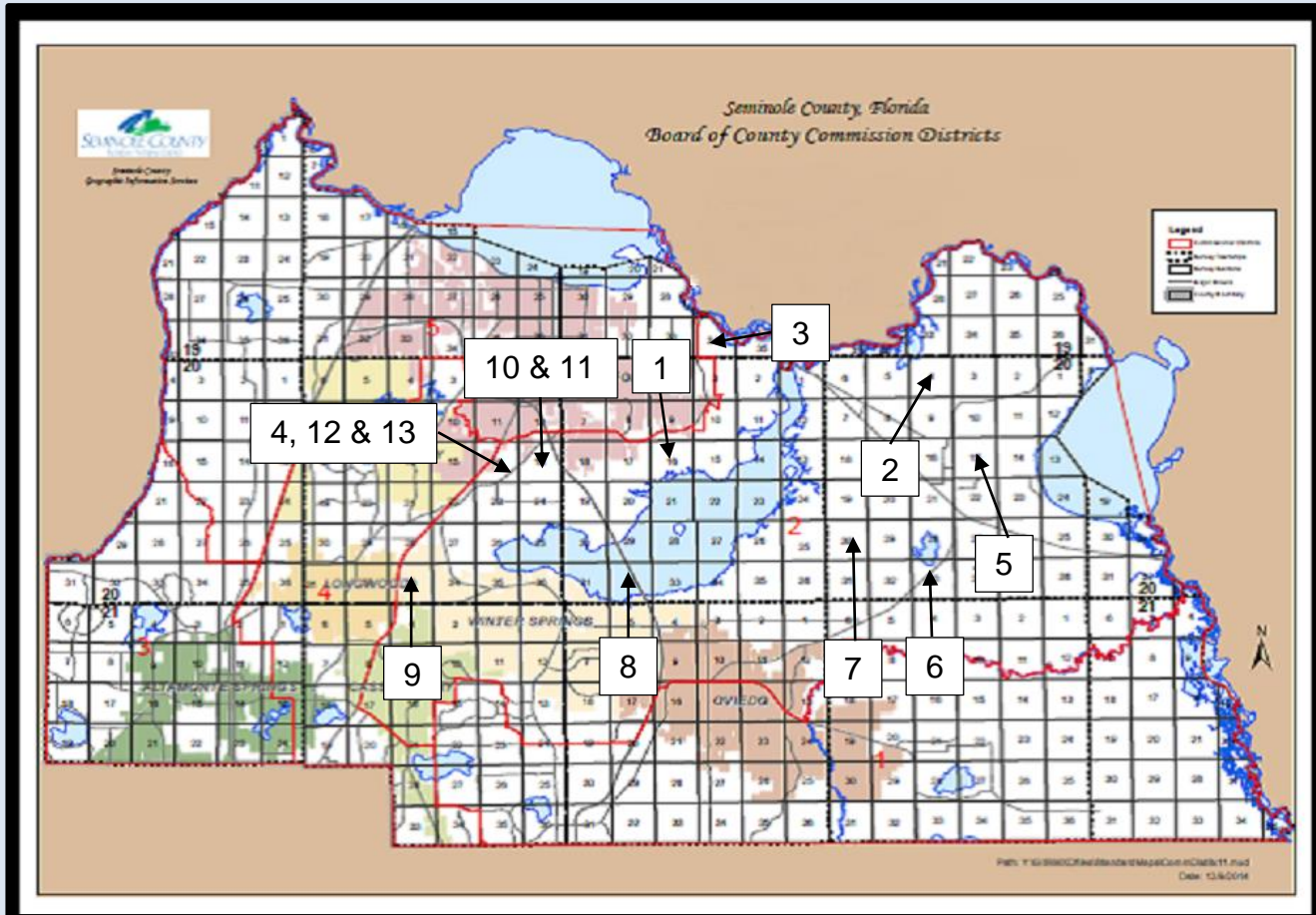
DRC / PRE-APPLICATIONS

None for District 2

DRC PROJECTS STARTING CONSTRUCTION

None for District 2

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*

PLANNING AND ZONING COMMISSION – Continued

August 4, 2021

1. **PALMETTO POINTE REZONE** – Consider a Rezone from R-1A (Single Family Dwelling) to R-1A (Single Family Dwelling) for a single family residential subdivision on approximately 39.29 acres, located on the east side of Sipes Avenue, approximately ¼ mile south of E. Lake Mary Boulevard; (Z2021-08) (Palmetto Avenue Baptist Church Inc., Applicant) (Joy Giles, Project Manager) – *Recommended for Approval*

BOARD OF COUNTY COMMISSIONERS

August 10, 2021

2. **CHAUDOIN'S ESTATES FINAL PLAT** – Approve the plat for the Chaudoin's Estates subdivision containing one (1) lot on 6.12 acres zoned A-5 (Rural Zoning Classification), located on the west side of Indian Cypress Trail; (Dustin Holloway, Applicant) (Annie Sillaway, Project Manager) – *Approve*
3. **RIVER'S EDGE LARGE SCALE FUTURE LAND USE MAP AMENDMENT ADOPTION HEARING AND PD REZONE** – 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 sixty-five (65) lot single family residential subdivision on 134.67 acres, located on the east side of E Lake Mary Boulevard, approximately ½ mile north of S.R. 46; (Z2021-03) (American Development & Construction, Inc., Applicant) (Joy Giles, Project Manager) – *Approved with conditions*

CODE ENFORCEMENT SPECIAL MAGISTRATE

August 12, 2021

4. **120 N SUNLAND DR** – Outside storage is not a permitted use in an R-1AA zone. *Mary Robinson, Code Enforcement Officer. 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.*
5. **675 COFFEE TRL** – 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.*
6. **155 OLD MIMS RD** – 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.*
7. **1675 SUNSET TRL** – 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.*
8. **1947 SPRING AVE** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Building Inspector.*

BOARD OF ADJUSTMENT

August 23, 2021

9. **200 LEW DR** – Request for: (1) a front yard setback variance from twenty-five (25) feet to twenty-two (22) feet; and (2) a side yard (east) setback variance from seven and one-half (7.5) feet to three (3) feet for a carport addition in the R-1A (Single Family Dwelling) district; BV2021-59 (Julie Sjodin, Applicant) (Hilary Padin, Project Manager) – *Denied*

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*

CODE ENFORCEMENT BOARD

August 26, 2021

10. **921 PENFIELD CV** – 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 September 9, 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. **921 PENFIELD CV** – 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 September 9, 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.*

12. **807 CHEROKEE CIR** – 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 September 9, 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.*

CODE ENFORCEMENT BOARD – Continued
August 26, 2021

13. **807 CHEROKEE CIR** – 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 September 9, 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.*