



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

BUILDING DIVISION

Permits Issued	2,839
Inspections Performed	7,728
Certificates of Occupancy Issued	69

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	11
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	0
PD Rezones	0
Small Site Plans	6
Site Plans	3
Subdivision – PSP	0
Subdivision – Engineering	1
Subdivision – Final Plats	2
Minor Plat	0
Land Split	1
Vacates	2
Variances	10
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	5
New Code Enforcement Cases Opened	43

Kudos from our Customers

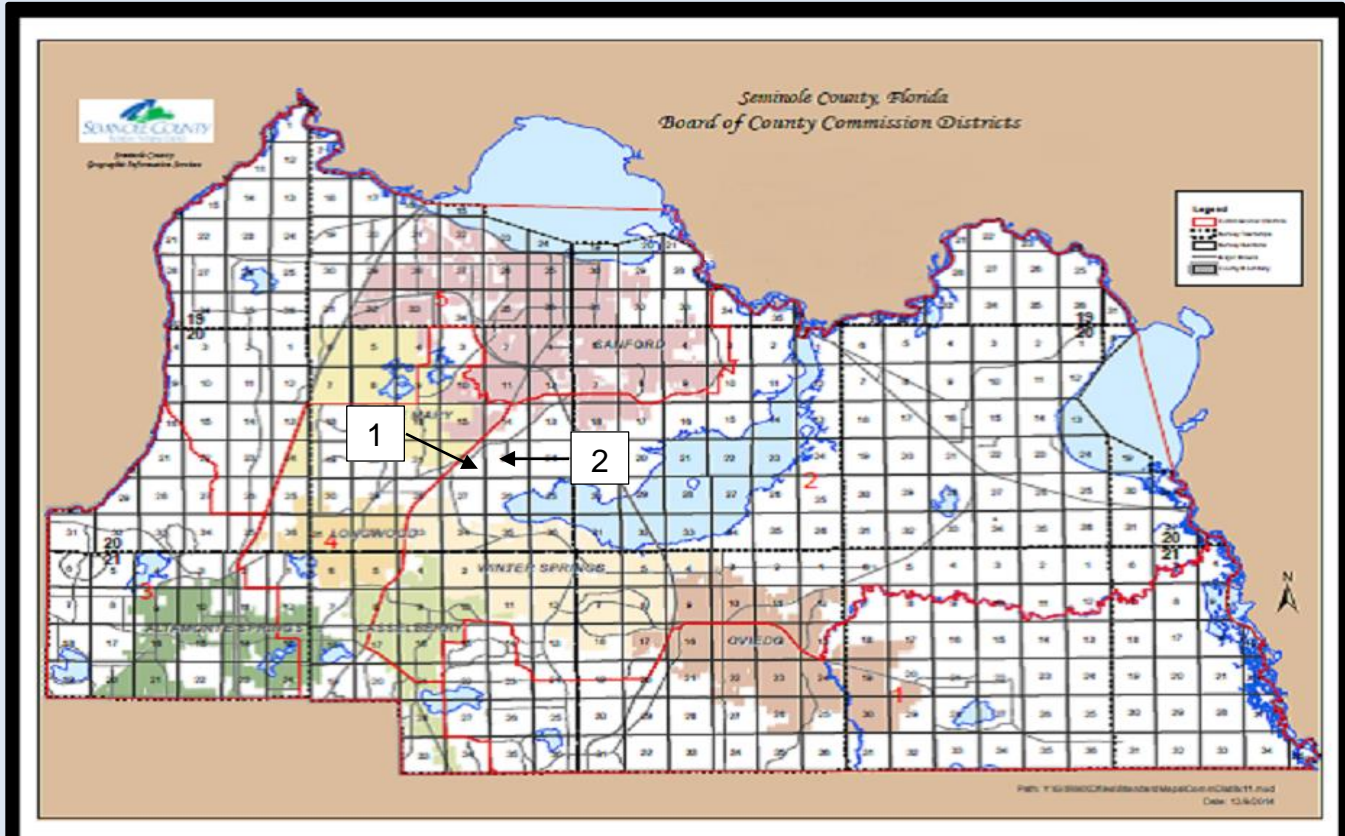
To Julie Hebert – *“Amazing!” – Jason, Homeowner*

To Annie Sillaway – *“Very helpful” – Julie, Homeowner*

**DISTRICT TWO
JULY 2021
DEVELOPMENT SERVICES
PROJECTS**



**DRC / PRE-APPLICATIONS AND
PROJECTS STARTING CONSTRUCTION**



Note: Site locations are approximate

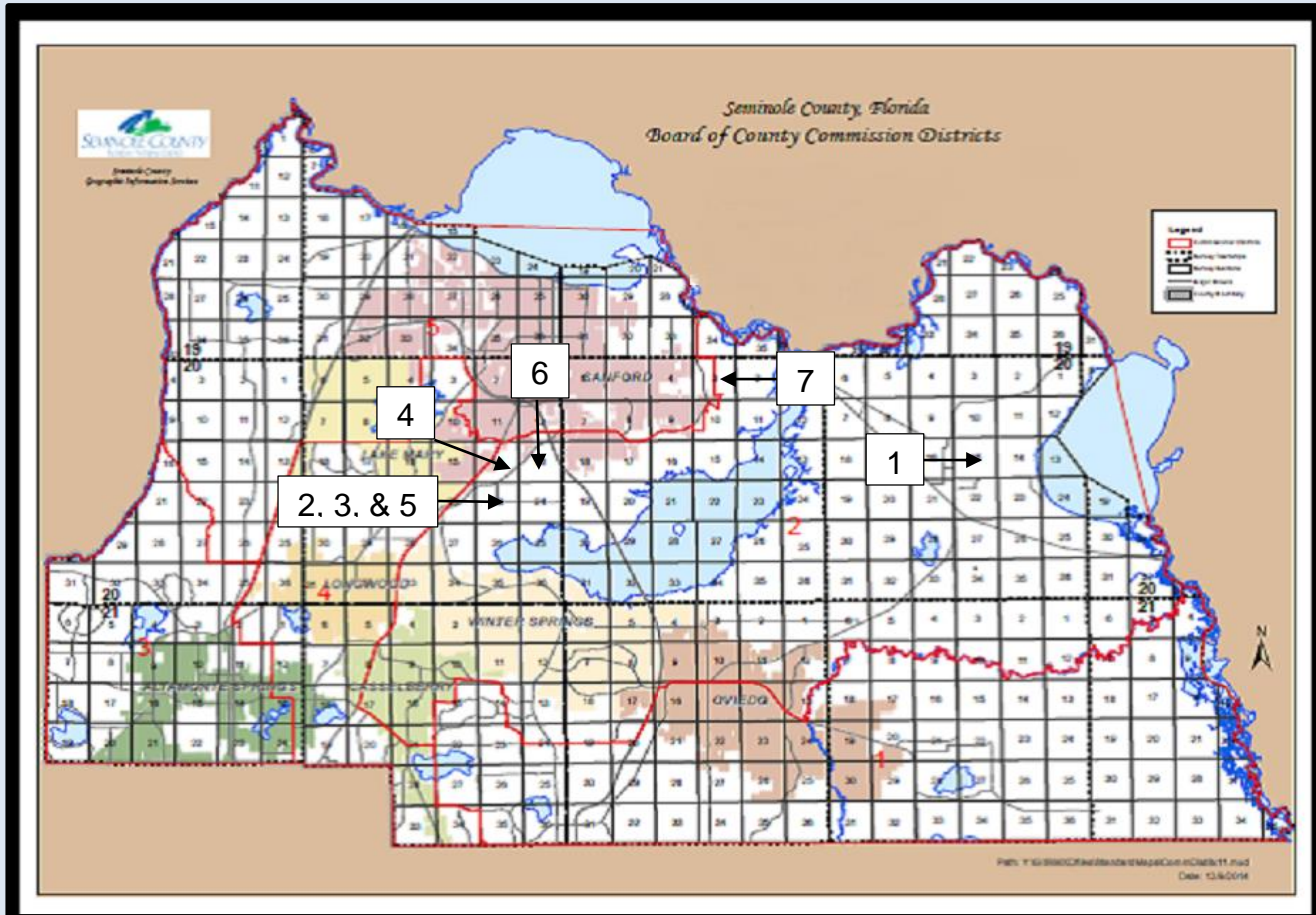
DRC / PRE-APPLICATIONS

- 1. TOTAL TML HEADQUARTERS SITE PLAN** – Proposed Site Plan for a 3,000 sq. ft. office building for a landscaping company on 3.44 acres in the M-1 Zoning District; located northeast of N Ronald Reagan Boulevard and Stonewall Place; Parcel I. D. # 22-20-30-300-036B-0000; (Kim Fischer, Cycorp Engineering, LLC, Applicant); (21-06000030); (Annie Sillaway, Project Manager) – *(Comments Only – July 21, 2021 DRC meeting)*
- 2. THE ARK INSTITUTE PH 2 PRE-APPLICATION** – Proposed Site Plan to add 5 single classroom modular buildings and 1 multi-purpose modular building to the existing school on 1.95 acres in the A-1 Zoning District; located southwest of N Ronald Reagan Boulevard and Thomas Stable Road; Parcel I. D. # 23-20-30-300-0180-0000; (Byron Bonyadi, Associated Design & Construction, Inc., Applicant); (21-80000078); (Annie Sillaway, Project Manager) – *(Comments Only – July 28, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

None for District 2

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION July 7, 2021

1. **TEAL ESTATES PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Teal Estates subdivision containing two residential lots on a total of 12.40 acres zoned A-5 (Agriculture) located 0.3 miles west of Harney Heights Road; (Faun Hoffmeier, Applicant) (Annie Sillaway, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE July 8, 2021

The Special Magistrate heard fifty-seven (57) cases with respect to Chapter 95, Article III, “Registration and Maintenance of Foreclosed Properties”, aka Ordinance No. 2014-48. Fourteen (14) Orders were entered finding Respondents in violation and giving each Respondent a compliance date of July 18, 2021, with a fine in the amount of \$100.00 for the first five (5) days and then increasing to \$200.00 per day until compliance is achieved. Forty-three (43) Orders Finding Non-Compliance Imposing Liens were entered, with the fines continuing to accrue at \$200.00 per day for each day the violations continue or are repeated after July 8, 2021.

BOARD OF COUNTY COMMISSIONERS

July 13, 2021

Countywide items:

2021 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY IN SEMINOLE COUNTY – Approve and authorize the Chairman to execute the 2021 Interlocal Agreement for Public School Facility Planning and School Concurrency in Seminole County. Countywide (Rebecca Hammock, Project Manager) – *Approved*

ADOPTION OF PUBLIC NOTICE PROCEDURE COMPREHENSIVE PLAN TEXT AMENDMENTS AND LAND DEVELOPMENT CODE AMENDMENTS – Consider an Ordinance enacting Comprehensive Plan text amendments regarding Public Participation and Public Notice for Public Hearings; and adoption of the associated Ordinance enacting corresponding revisions to the Land Development Code; Countywide (Dagmarie Segarra, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD

July 22, 2021

2. **305 MILLER RD** – 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. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 23, 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.*
3. **305 MILLER RD** – 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 23, 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.*
4. **4384 FRANCES 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. *Order Finding Non-Compliance entered imposing a lien in the amount of \$16,800.00, 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.*
5. **305 MILLER RD** – 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. *This case was withdrawn by the Code Enforcement Officer.*

BOARD OF ADJUSTMENT
July 26, 2021

6. **4320 ROCKY RIDGE PLACE** – Request for: (1) a rear yard setback variance from ten (10) feet to six (6) feet; and (2) a side yard (east) setback variance from seven and one-half (7.5) feet to one (1) foot for an accessory structure in the R-1A (Single Family Dwelling) district; BV2021-55 (Bruce and Lisa Quinn, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
July 27, 2021

7. **RELEASE OF MAINTENANCE BOND (STREETS, CURBS, STORM-DRAINS) FOR PARKVIEW PLACE SUBDIVISION** – Authorize release of Maintenance Bond (Streets, Curbs, Storm-Drains) #0750267 in the amount of \$22,252.49, and Maintenance Bond (Private Road) #0750268 in the amount of \$99,748.14, for the Parkview Place subdivision; (Toll Southeast LP Company, Inc., Applicant) (Joy Giles, Project Manager) – *Approved*