



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

BUILDING DIVISION

Permits Issued	3,349
Inspections Performed	8,781
Certificates of Occupancy Issued	115

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	17
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	2
Small Site Plans	1
Site Plans	3
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	1
Minor Plat	0
Land Split	1
Vacates	4
Variances	5
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	24

Kudos from our Customers

To Julie Hebert, Hilary Padin and the Planning Division – *“Everyone in the Planning Office has been wonderful.” – Dan, Homeowner*

To Rebecca Hammock and Bill Wharton – *“My group (Smart Development) and Rural Seminole both very much appreciate your efforts and want to thank you for the long hours you have been putting in on the impact fees” – George, Smart Development*

To Ruth Golsteyn – *“I believe customer service is so important, no matter what your job is. So when I run into people that are great at it, I like to make sure they know as well as their boss or company” – Pamela, Competitive Edge Partners*

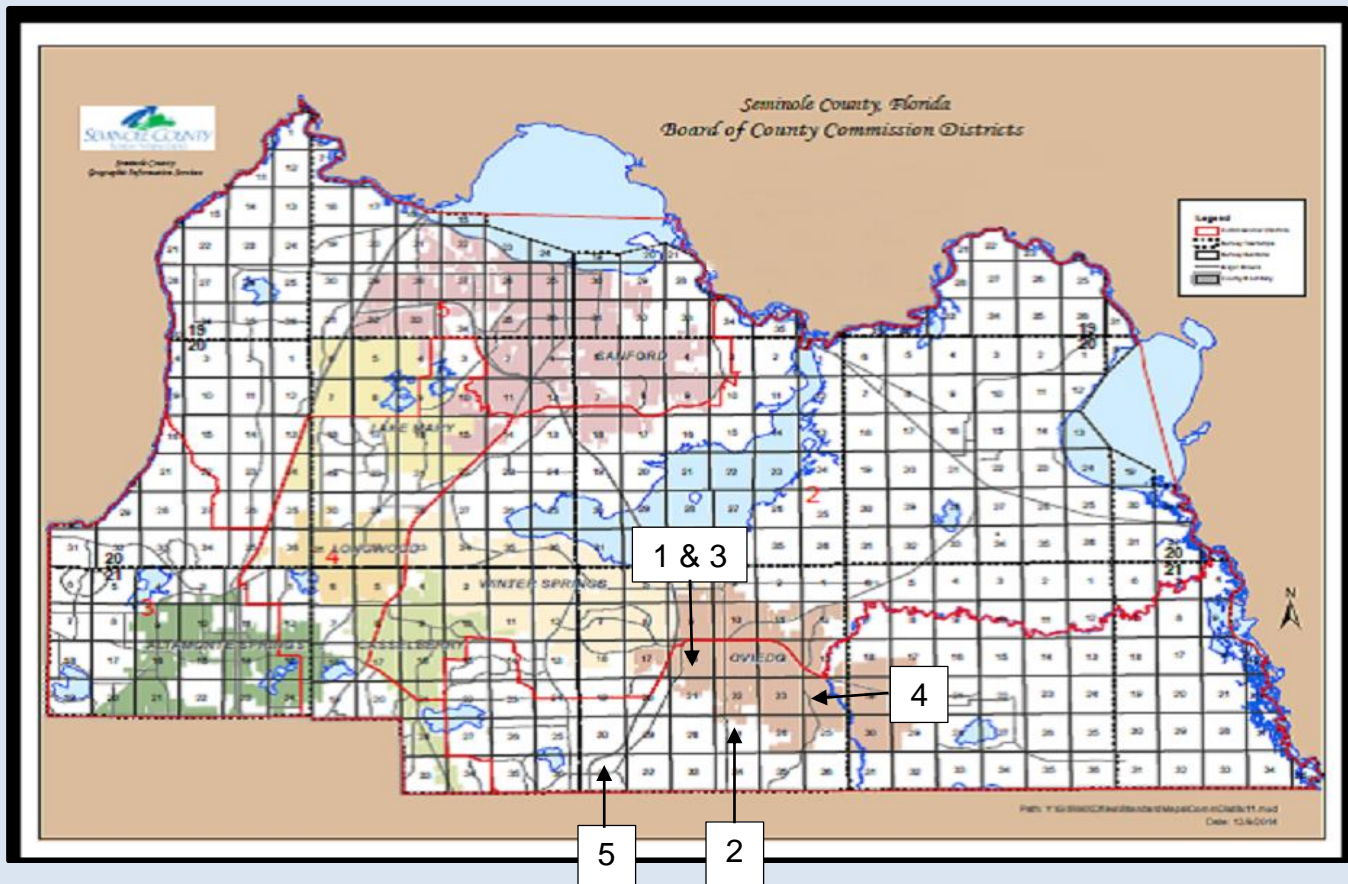
To Liz Parkhurst – *“Liz at the Seminole County Building Department is an angel and one of the most competent folks I have dealt with in county government.” – Tracie, Lake Forest*

To Amie Brown – *“Amie is very knowledgeable and is amazing at customer service.” – Homeowner*

DISTRICT ONE JUNE 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- 1. ALRO METALS W CHAPMAN RD PD REZONE & MASTER DEVELOPMENT PLAN** – Proposed PD Rezone and Master Development Plan for a metal service center on 32.16 acres in the A-1 and W. Chapman Road PD Zoning Districts; located southwest of Chapman Road and W State Road 426; Parcel I. D. # 16-21-31-5CA-0000-051A+++; (James Driscoll, Echelon Constructors, Applicant, and Brent Lenzen, Kimley-Horn Associates, Inc., Consultant); (21-20500016); (Joy Giles – Project Manager) – (June 9, 2021 DRC meeting)

DRC / PRE-APPLICATIONS – Continued

2. **ESTATES AT LAKE HAYES PD REZONE & MASTER DEVELOPMENT PLAN** – Proposed PD Rezone and Master Development Plan for a single family residential Subdivision with commercial outparcels on 22.21 acres in the A-1 and R-1AA Zoning Districts; located on the south side of Beasley Road, west of Alafaya Trail; Parcel I. D. # 27-21-31-300-024B-0000+++; (Raymond Harrison, DLC Orange Blvd, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-20500018); (Annie Sillaway, Project Manager) – *(June 30, 2021 DRC meeting)*

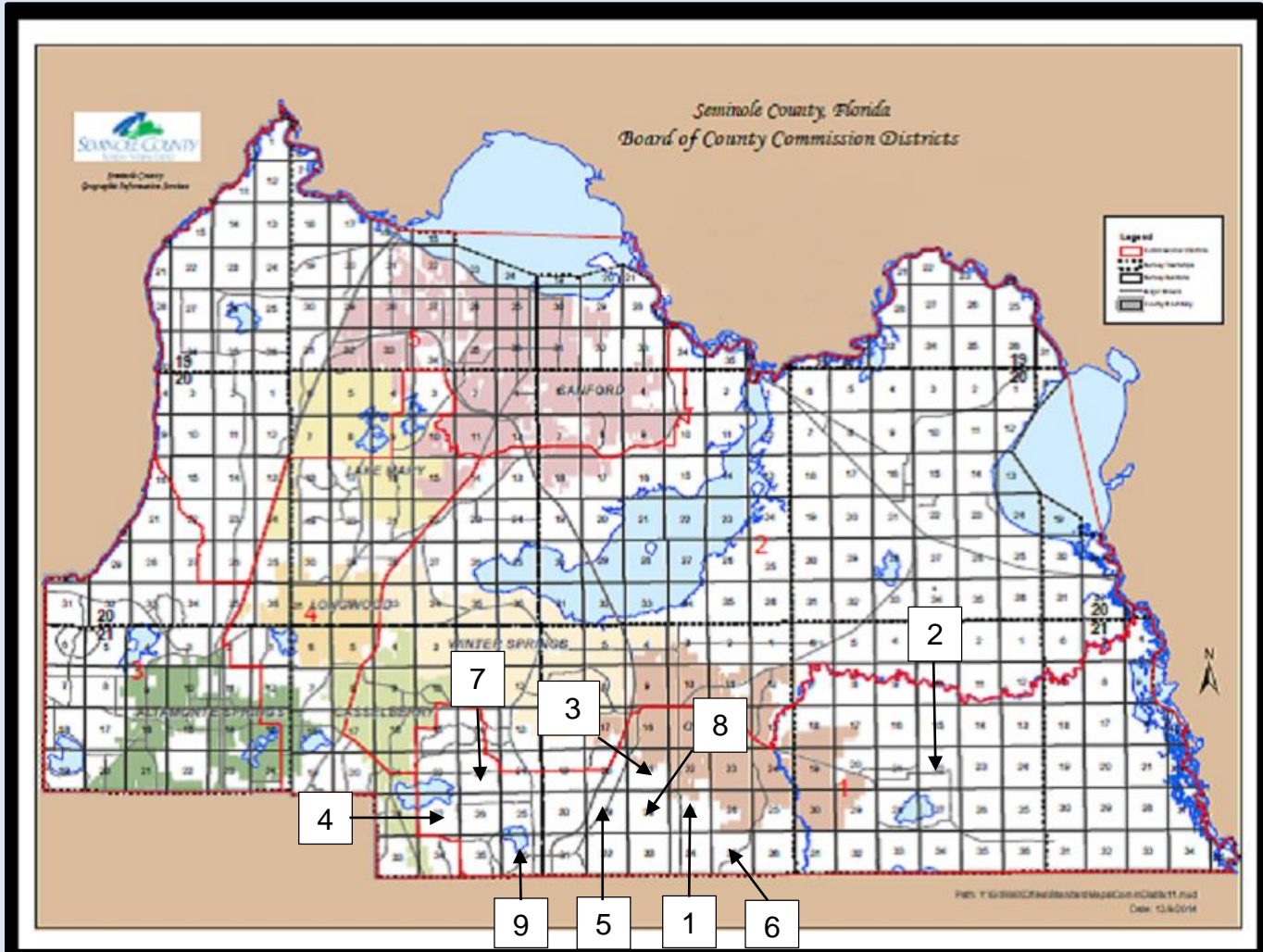
3. **THE MASTER'S ACADEMY ADDITIONS & PORTABLES PRE-APPLICATION** – Proposed Site Plan to place 3 temporary portable classrooms and sidewalks on 30.79 acres in the A-1 Zoning District; located on the northeast corner of Slavia Road and Lukas Lane; Parcel I. D. # 16-21-31-5CA-0000-028A; (Rachel Marks, The Master's Academy, Applicant, and Richard McCree, McCree General Contractors & Architects, Consultant); (21-80000064); (Annie Sillaway, Project Manager) – *(June 30, 2021 DRC meeting)*

4. **W COUNTY ROAD 419 (1901) PRE-APPLICATION** – Proposed Future Land Use Amendment and Rezone for a 120,000 gsf. self-storage facility, to be developed in 2 phases on 7.30 acres in the A-1 Zoning District; located on the south side of County Road 419, southwest of Cosmos Way; Parcel I. D. # 24-21-31-300-002A-0000; (Adam Mikkelson, Liberty Development, LLC, Applicant, and Roberta Fennessy, UDP Consulting / Liberty Development, LLC, Consultant); (21-80000063); (Joy Giles, Project Manager) – *(June 30, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

5. **CLAYTON CROSSINGS DRAINAGE FIX SMALL SITE PLAN** – Small Site Plan to install approximately 130 lf of drainage pipe in the Greenway Pointe PD zoning.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

June 2, 2021

Countywide items:

MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *Recommended for Denial*

FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Recommended for Approval*

PLANNING AND ZONING COMMISSION – Continued

June 2, 2021

Countywide items (continued):

LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Recommended for Approval*

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *This item did not require action by the P & Z Commission. It was provided for information only*

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 final determination by the Board of County Commissioners (Mary Moskowitz, Project Manager) – *At the request of staff, this item was continued to an undetermined date*

BOARD OF COUNTY COMMISSIONERS

June 8, 2021

IMPACT FEES WORKSHOP # 2 – Pursuant to HB 337 Impact Fees, a workshop to review proposed ordinances and a resolution amending impact fee provisions and rates and to discuss the extraordinary circumstances necessitating the need to exceed the impact fee percentage increase limitations set in HB 337 for Fire and Rescue, and Library Impact Fees, the Mobility Fee (replacing the Road Impact Fees) and the Water and Wastewater Connection Fees. Countywide (Rebecca Hammock, Project Manager)

CODE ENFORCEMENT SPECIAL MAGISTRATE

June 11, 2021

1. **2325 AUDLEY ST** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was dismissed by the Special Magistrate.*
2. **153 OVERLOOK DR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of August 12, 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.*
3. **NOTWEN LN** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
4. **2700 ST FRANCIS WAY** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

CODE ENFORCEMENT SPECIAL MAGISTRATE – Continued
June 11, 2021

5. **2040 JAMES DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
6. **3619 SCOUTOAK LP** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
7. **3717 OKEECHOBEE CIR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

BOARD OF COUNTY COMMISSIONERS
June 22, 2021

Countywide items:

MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *Approved*

FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Approved*

LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Approved*

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *Approved*

EAST LAKE MARY BLVD. SMALL AREA STUDY UPDATE – David Nelson with Renaissance Planning will present an update on the status of the East Lake Mary Boulevard Small Area Study.

CODE ENFORCEMENT BOARD
June 24, 2021

This meeting was canceled due to the F.A.C.E. conference.

BOARD OF ADJUSTMENT
June 28, 2021

8. **225 LAKE DR** – Request for a rear yard setback variance from thirty (30) feet to sixteen (16) feet for a shed in the R-1A (Single Family Dwelling) district; BV2021-32 (Greg Warren, Applicant) (Hilary Padin, Project Manager) – *Continued to the July 26 meeting*

9. **8101 LAZY BEAR LN** – Request for a side street (west) setback variance from twenty (20) feet to fifteen (15) feet for a privacy fence in the R-1BB (Single Family Dwelling) district; BV2021-50 (Francis & Helen Nicholson, Applicants) (Angi Kealhofer, Project Manager) – *Approved*