



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

BUILDING DIVISION

Permits Issued	2,404
Inspections Performed	7,252
Certificates of Occupancy Issued	87

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	4
Land Use Amendments	0
Land Use Amendments & Rezones	1
Land Use Amendments & PD Rezones	0
Rezones	1
PD Rezones	1
Small Site Plans	4
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	0
0Subdivision – Final Plats	0
Minor Plat	0
Land Split	0
Vacates	1
Variances	13
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	5
New Code Enforcement Cases Opened	15

Kudos from our Customers

To Joy Giles – *“You were very helpful, efficient, understanding and gave excellent customer service”*
– Yvonne, Homeowner

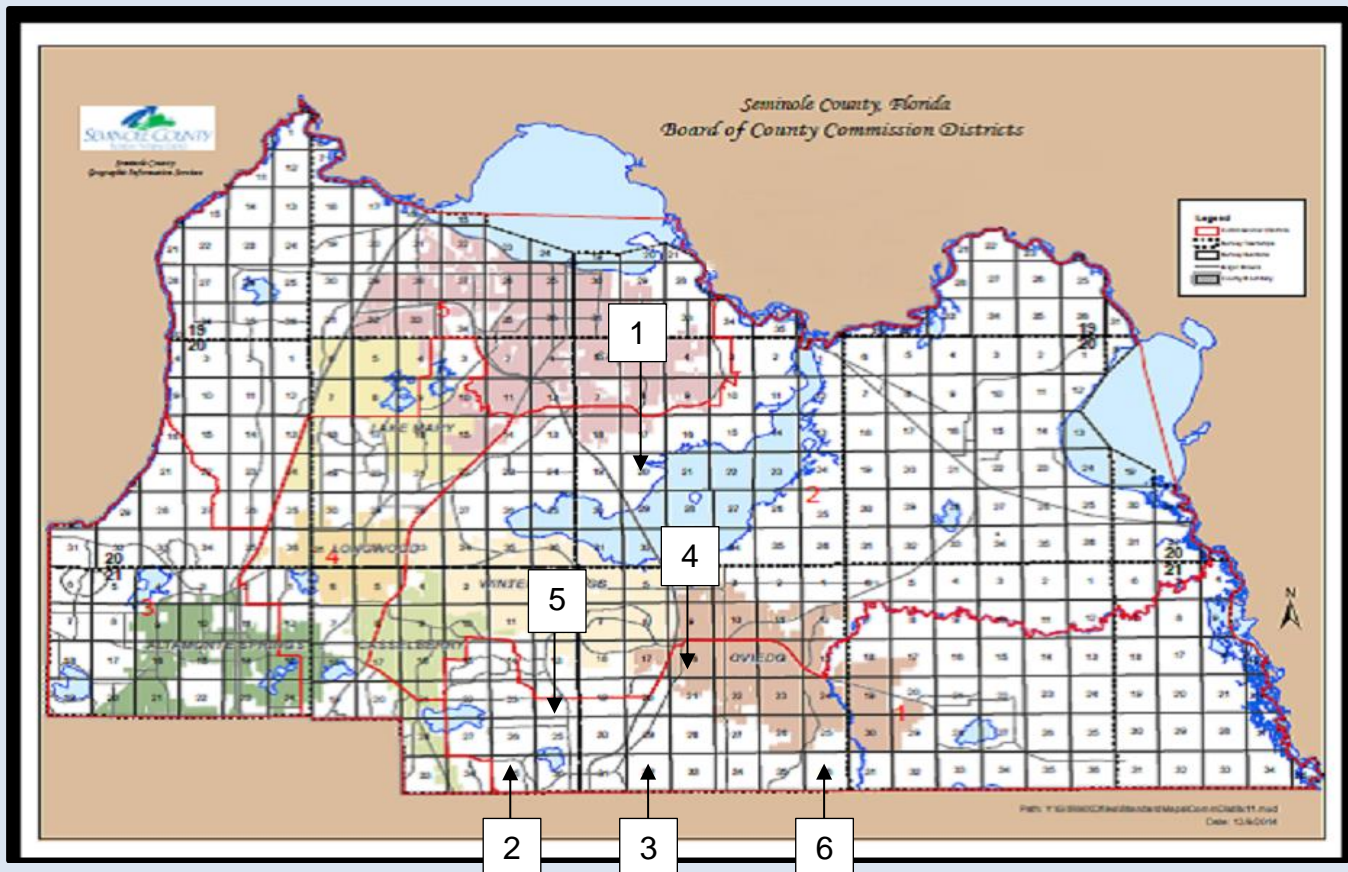
To Tiffany Owens – *“Tiffany really tried to help me out. Your office is so nice! Thank you!”* – Yvonne, Homeowner

To Kara Yeager – *“You met my expectations with great customer service!”* – Elizabeth, Homeowner

DISTRICT ONE OCTOBER 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **K-9 RESORTS OVIEDO SITE PLAN** – Proposed Site Plan for an approximately 7,555 square foot pet resort and daycare facility on 1.53 acres in the C-2 Zoning District; located on the west side of W State Road 426, south of Eagle Pass Road; Parcel I. D. # 20-21-31-5CB-0000-0060; (Edward Baim, Canine of Orlando, LLC, Applicant, and Jay A. Kilma, Kilma Weeks Civil Engineering, Consultant); (21-06000046); (Annie Sillaway, Project Manager) – *(Comments Only – October 6, 2021 DRC meeting)*

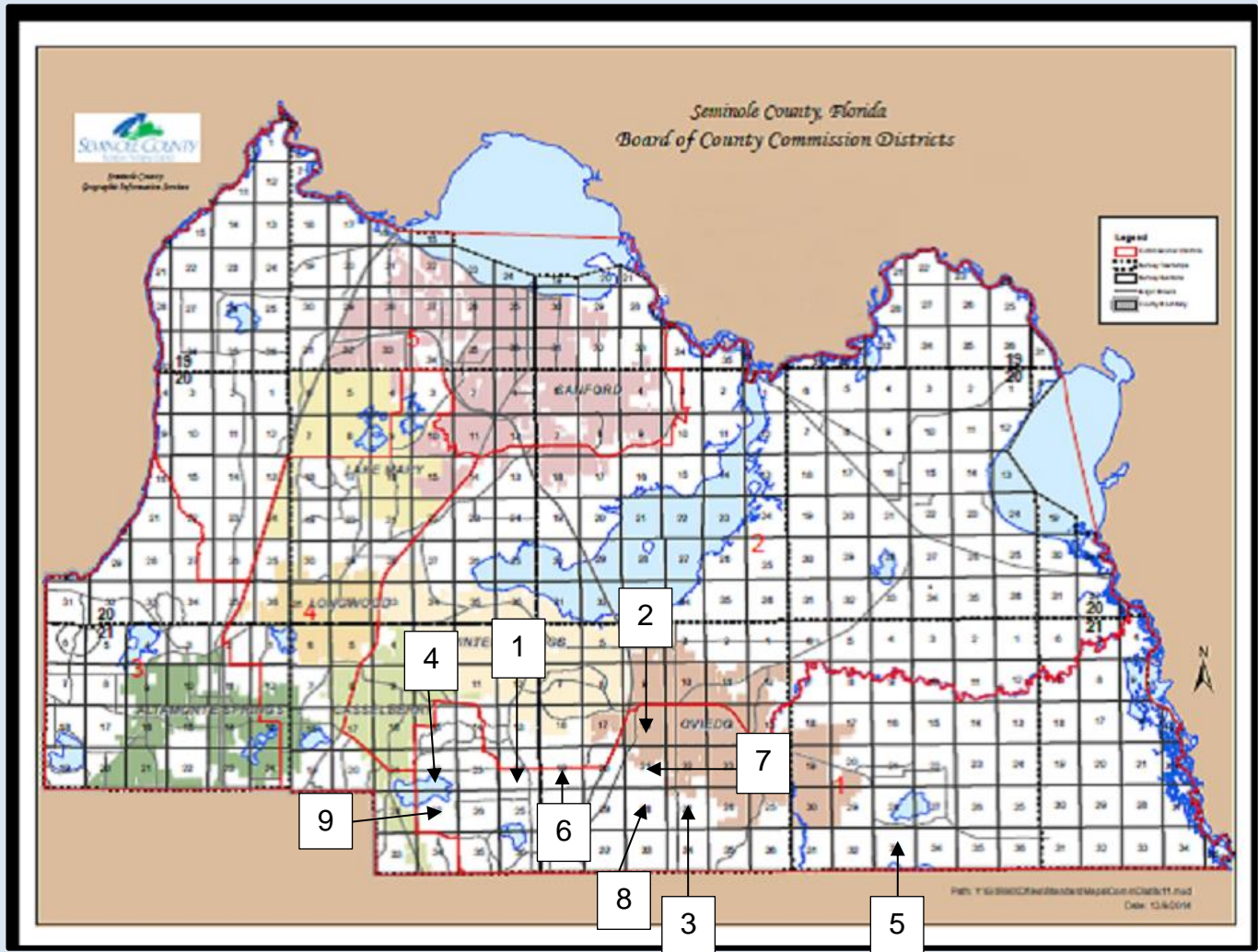
DRC / PRE-APPLICATIONS – Continued

2. **HIDDEN VALLEY DEVELOPMENT PRE-APPLICATION** – Proposed PD Rezone for a 16 town home lot and 25 single family residential lot subdivision on 10.24 acres in the A-1 Zoning District; located northwest of Dockside Road and Howell Branch Road; Parcel I. D. # 35-21-30-300-0100-0000++; (David Harry, G-Code Enterprises, Applicant, and Pedro Medina, Consultant); (21-80000107); (Joy Giles, Project Manager) – *(Comments Only – October 13, 2021 DRC meeting)*
3. **OAK HOLLOW LANE SUBDIVISION PRE-APPLICATION** – Proposed 19 lot single family residential subdivision on 19.66 acres in the A-1 Zoning District; located northeast of W State Road 426 and Oak Hollow Lane; Parcel I. D. # 32-21-31-300-005A-0000; (Phung T Nguyen, Applicant); (21-80000111); (Annie Sillaway, Applicant) – *(October 20, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

4. **JAKUBCIN PLACE FINAL ENGINEERING** – Final Engineering Plan for 58 townhome lots on 8.28 acres in the Jakubcin Place PD zoning district.
5. **CHICK-FIL-A TUSKAWILLA RD PD FDP AS AN ENGINEERED SITE PLAN** – PD Final Development Plan as an Engineered Site Plan for a restaurant with a drive-thru on 2.43 acres in the Lockridge PD zoning district.
6. **LEGACY POINTE PRECAST WALL SMALL SITE PLAN** – Small Site Plan to add a precast wall on 43.61 acres in the PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION October 6, 2021

- 1. CHICK-FIL-A PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Chick-Fil-A subdivision containing two (2) commercial lots on 2.43 acres zoned Planned Development located on the west side of Tuskawilla Road, 150 feet north of Willa Springs Drive; (Chick-Fil-A, Inc., Applicant) (Joy Giles, Project Manager) – *Approved*
- 2. ALRO METALS PD REZONE** – Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) on 32.16 acres for industrial warehouse uses, located on the south side of W. Chapman Road, approximately ¼ mile west of W. S.R. 426; (Z2021-214) (Echelon Construction, LLC., Applicant) (Joy Giles, Project Manager) – *This item was continued to the November 3, 2021 P & Z meeting*
- 3. ESTATES AT LAKE HAYES PD REZONE** – Consider a Rezone from A-1 (Agriculture) and R-1AA (Single-Family Dwelling) to PD (Planned Development) for a forty-one (41) lot single family residential subdivision on 21.64 acres, located on the south side of Beasley Road, west of Alafaya Trail; (Z2021-23) (DLC Orange Blvd, LLC, Applicant) (Annie Sillaway, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
October 12, 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 create 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) – *The Property Rights Element portion of this request was transmitted to State and Regional review agencies and the Net Buildable Acres portion was continued to the November 9, 2021 BCC meeting.*

LAND DEVELOPMENT CODE UPDATE WORK SESSION – Presentation by Development Services regarding revisions to missing middle housing strategies, parking garage screening and other issues.

4. **RELEASE OF MAINTENANCE BOND FOR SPRING TREE VILLAGE** – Authorize release of Maintenance Bond (Right-of-Way Utilization) #OFL5420130 in the amount of \$2,046.50 for Spring Tree Village Apartments Phase Two; (Joseph Savino, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE
October 14, 2021

5. **2145 LAKE VIEW AVE** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of December 10, 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. **1567 THORNHILL CIR** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of December 10, 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.*

BOARD OF ADJUSTMENT
October 25, 2021

7. **331 E. 4TH ST** – Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a detached garage in the R-1 (Single Family Dwelling) district; BV2021-81 (Albert Dishman, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

8. **3041 NEW BERN CV** – Request for a side street (north) setback variance from twenty (20) feet to seventeen (17) feet for a privacy fence in the R-1B (Single Family Dwelling) district; BV2021-76 (Kevin & Kimberly Moore, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
October 26, 2021

Countywide items:

SECOND AMENDMENT TO ROAD IMPACT FEE/ MOBILITY FEE INTERLOCAL AGREEMENT WITH LONGWOOD – Approve the Second Amendment to Road Impact Fee/ Mobility Fee Interlocal Agreement between Seminole County and the City of Longwood (Rebecca Hammock, Development Services) – *Approved*

EAST LAKE MARY BLVD. SMALL AREA STUDY – East Lake Mary Blvd. Small Area Study Final Findings Update. (David Nelson, Renaissance Planning) – *Additional changes were requested. The final study will be brought back for BCC acceptance at a future meeting*

9. RELEASE OF PERFORMANCE BOND FOR LANDINGS AT HAWKS CREST SUBDIVISION PLAT – Authorize release of Performance Bond #SU1164224 for a subdivision plat in the amount of \$447,769.64 for the Landings at Hawk’s Crest Phase 1; (Taylor Morrison of Florida, Inc., Applicant) (Annie Sillaway, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
October 28, 2021

This meeting was cancelled.