

DEVELOPMENT SERVICES DEPT

TINA WILLIAMSON, AICP, DIRECTOR

The Development Services Department consists of four distinct divisions, including the Building Division, the Development Review Engineering Division and Planning & Development. Together, these Divisions efficiently implement the Open For Business initiative.

The Building Division ensures the safe construction of the built environment. The health, safety and welfare of those who live and visit our County are protected through the observance and enforcement of mandated Federal laws, State Statutes and County ordinances regulating the construction and alteration of buildings and structures. The Development Review Engineering Division is responsible for helping customers to comply with the Seminole County Engineering Manual and the Seminole County Land Development Code through a managed review process. The Construction Inspection Team ensures that projects are built in compliance with all approvals, including zoning Development Orders and engineering plans. The Development Review Engineering Division also provides technical data and recommendations for land development proposals to the Board of County Commissioners, the Planning and Zoning, the Board of Adjustment and the Development Review Committee (DRC).



The Planning and Development Division is responsible for facilitating compliance with the Seminole County Comprehensive Plan and the Seminole County Land Development Code, as well as related ordinances. Planning & Development staff process applications for land use amendments, rezonings, commercial site plans, subdivision plans, vacates, variances, special exceptions, special use permits, and other miscellaneous permits. The Planning and Development Division also provides technical data and recommendations for land development proposals to the Board of County Commissioners, the Planning and Zoning, the Board of Adjustment and the Development Review Committee (DRC).

2016 ACCOMPLISHMENTS

- System enhancements to improve the customer experience and understanding of the ePlan Review System and application requirements were implemented. These upgrades allow seamless automation in the workflow process and better tracking capabilities. Weekly training sessions with private sector ePlan users were also implemented and ePlan tutorial videos were launched on the County website.
- In the Building Division, dedicated staff were assigned to scanning historical documents,, in order to allow them to be archived into OnBase, the County's digital document storage software. This allows the documents to be easily retrieved and eliminates the requirement to store boxes of files offsite.
- In the Building Division, nearly 11,000 building permit applications were processed via ePlan, 53,653 building inspections were completed, and 19,600 total building permits were issued.
- The Planning and Development Division processed 134 pre-applications, 6 regular rezone projects, 52 Planned Development (PD) rezone projects, 66 commercial site plans, and 54 subdivisions. A total of 417 new projects were submitted in 2016.

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- *The Lake Pickett North (Sustany) project was denied by the Orange County Board of County Commissioners on November 15, 2016. The development was proposed to have 1,999 residential units, on approximately 1,417 acres located outside of Orange County's Urban Services Area, adjacent to Seminole County's East Rural Area. The denial was a major victory for Seminole County residents. The Seminole County Board of County Commissioners opposed the Lake Pickett North project on a number of grounds, including its incompatibility with development trends in contiguous Seminole County and its potential impact on the environment, including the planned extension of McCulloch Road across the Econlockhatchee River. The Seminole County Board of County Commissioners made their objections to the proposed development through a series of letters to Mayor Jacobs and the Orange County Board of County Commissioners over a nine (9) month period and had representation at the public hearings to object to the project. Seminole County's objections were heard, along with those of Orange and Seminole County residents, as evidenced by the vote to deny the project.*
- *141,259 square feet of Class A office space was added to the Colonial TownPark office park with the construction of the 500 Building. 412 inspections were performed by the Building Division during the construction process.*
- *The Sabal Point Planned Development (PD) Golf Course Re-Use Project began construction in 2016. The golf course and related facilities were closed in 2004. A Major Amendment to the Sabal Point PD was required, in order to develop the property as residential, with a maximum density of 2.83 dwelling units per net buildable acre. Redevelopment of the abandoned course includes 286 multi-family units (Alexander at Sabal Point) on approximately 23.83 acres. The development will include a mixture of two and three-story apartment buildings with complementary recreational facilities and open space. The remaining 84.67 acres is remaining as open space and was dedicated to the Home Owner's Association.*
- *Sabal Point received its original PD zoning and Master Development Plan approval on November 14, 1972. Prior to the latest Major Amendment, the PD consisted of 3,050 acres± with multiple uses, including residential, commercial/retail, professional office, clubhouse/ recreational amenities, open space, and a golf course.*
- *The Planning and Development website now features a 'look up' feature to enable members of the public to identify land use information that they previously had to contact staff to learn about. The County is providing on its website a table that enables interested readers to access the adoption ordinance and supporting documentation for each site with "Planning Development" (PD) Future Land Use, in order to learn what was approved at that particular location. The PD Land Use table is located on the County's Comprehensive Planning webpage and lists all of the approved Planned Development land uses from 2007 to present. The aforementioned webpage will be linked from the County's digital map (Seminole County Information Kiosk) and will allow the public to have access to the associated land use ordinances and supporting documents that clearly identify the individual PD land use density and/or intensity. The webpage for the County's PD Land Use Table can found at: <http://gis2.seminolecountyfl.gov/InformationKiosk/>.*

LOOKING FORWARD

In 2017, the Development Services Department will:

- *Discovery World Furniture decided to stay in Seminole County instead of moving to Jacksonville. Their site plan is currently under review for a multi-phase furniture distribution warehouse; construction is anticipated to begin later this year (2017). The subject property is 8.99 acres and is zoned M-1(Industrial). It is located on the east side of US Hwy 17-92, south of N. Ronald Reagan Blvd. and on the south side of Stonewall Place. The first phase will consist of 109,690 SF of office space and warehouse for shipping and receiving furniture and the second phase will consist of a 17,500 SF facility for woodworking manufacturing and assembly.*
- *The San Pedro Planned Development was approved on December 13th 2016, as a for a mixed-use development on approximately 468 acres, located on the north side of Howell Branch Road, approximately 400 feet east of Jergo Road.*

Continued on Next Page

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LOOKING FORWARD (CONTINUED)

The approved entitlements are:

1. A maximum of 710 single-family residential units with a maximum of 250 of the units being single-family attached (townhomes).
 2. A 125 bed assisted living facility (ALF) including up to 7,500 square feet of ancillary commercial uses. Ancillary commercial uses that are part of the assisted living facilities are permitted and will not be counted against retail commercial entitlements. Ancillary uses include gift shops, newsstands, snack bars and other similar limited retail commercial uses not catering to the general public.
 3. A maximum of 50,000* total square feet (maximum FAR 0.35) for convenience, retail and commercial development.
 4. A 60,000 square foot existing spiritual center.
 5. Expansion of the existing spiritual center to include 48 dorm rooms, 50,000 square feet of support facilities, and one (1) single-family home of up to 4,500 square feet for use by clergy.
 6. Expansion of the cemetery to include 75,000 square feet of support uses.
- The Preliminary Subdivision Plan is currently under review for the residential portions of the project. It is anticipated that construction will begin in 2017.
 - On September 13, 2016, the Board of County Commissioners approved a Large Scale Future Land Use Map Amendment and Rezone from PD (Planned development) to PD (Planned Development) for 12.28 acres located on the west side of International Parkway north of 46A to be developed as a mix use development with 300 multi-family units; 15,000 square feet of restaurant; 40,000 square feet of retail; 200 key hotel; and 80,000 square feet of Class A office space. A site plan is currently under review for 290 multi-family units. It is anticipated that apartments will start construction in 2017.
 - Florida Statutes require an Evaluation and Appraisal (EAR) of every local government comprehensive at least once every seven years, to determine if the plan includes changes in state law since the last major plan update. The 2016 EAR of the County's Comprehensive Plan revealed the need for amendments to include these provisions: (1) for urban areas, transportation planning needs to emphasize multimodal mobility (not just roads, but pedestrian, bicycle and public transit "where feasible"), and (2) for future land use, identify how the land use pattern in urban areas will support multimodal mobility. Initial text amendments were transmitted to the state and regional reviewing agencies on December 13, 2016. Adoption of the amendments is anticipated by April 11, 2017.
 - During 2017, user friendly format revisions to the Comprehensive Plan are anticipated. Each element will be reformatted to enable users to 'boot up' the element much more quickly, or download it to a home computer. The original text of the Plan was formatted for printing, and contains extra spaces and colorful headers and footers that actually increase the size of the document. These are to be eliminated in order to help readers reach information much more easily.
 - A number of Assisted Living Facilities (ALF) are anticipated to be under construction in 2017. It is estimated that over 400 new assisted living and memory care beds could come on-line in 2017 to help serve our aging population. Some examples of recently approved ALFs or those currently under review include:
 1. Estapona Senior Living Special Exception is currently under review for a maximum 80 bed ALF and Memory Care facility. The maximum proposed building square footage is 67,275 SF.
 2. Certus Senior Living, approved for a maximum allowable building square footage of 43,200 square feet and a maximum of sixty-four (64) beds.