



DEVELOPMENT SERVICES DEPARTMENT



SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

DEVELOPMENT SERVICES DEPARTMENT

Development services is comprised of the Planning and Development Division and the Building Division.

The Planning and Development Division is responsible for assisting and educating customers on compliance with the Seminole County Comprehensive Plan and the Seminole County Land Development Code and related ordinances. This Division processes applications for land use amendments, rezoning, commercial site plans, subdivision plans, vacates, variances, special exceptions, special use permits, and other miscellaneous permits. Staff provides technical data and recommendations for land development proposals to the Board of County Commissioners (BCC), the Planning and Zoning Commission and the Board of Adjustment.

The Building Division provides building-related services to the unincorporated areas of Seminole County. These services include plan review, permit issuance, and building inspections. Other services provided include Unpermitted Construction Complaints and Open Permit Research.

APPROVED DEVELOPMENT BY BCC DISTRICT:

DISTRICT 1:

- The Station
- San Pedro (Lake Howell Reserve, Hawk's Crest)
- Mystic Cove

DISTRICT 2:

- Discovery World Warehouse
- Windsor Square Townhomes
- Evergreen PSP (95 lots)

DISTRICT 3:

- Certus Senior Living
- Klinger Property PD (94 lots)
- Alexander at Sabal Point Apartments

DISTRICT 4:

- Estapona Senior Living (Strive at Fern Park)
- Affiliated Veterinary Specialists Office Expansion
- Autonation Porsche Expansion

DISTRICT 5:

- Allure on the Parkway (290 apartments)
- Vera Apartments (345 apartments)
- International Parkway Medical Center

HIGHER INTENSITY PLANNED DEVELOPMENT EVALUATION

The Higher Intensity Planned Development – Target Industry (HIP-TI) Future Land Use was created for employment centers and higher intensity mixed-use areas in strategic locations along the North I-4 Corridor. Last year, the four multi-family uses in the area prompted the County to evaluate the market strategy for the HIP-TI Future Land Use. The resulting recommendations from the evaluation provided the County with information and context needed to make policy decisions that are responsive to market conditions while still maintaining the County's long-term objectives.

SR 436 TRANSIT CORRIDOR STUDY

The County continues to work with LYNX, a regional transit provider, and other partner agencies on the State Road 436 Transit Corridor Study. The purpose of this study is further ascertain the transit mobility and access needs, issues and opportunities along the SR 436 Corridor. Alternative improvements will be evaluated and developed based on findings and what alternatives can meet the needs of the Corridor. The overall goal is to arrive at a set of potential improvement strategies that are implementable and supported by the Corridor communities.

2017 10-YEAR WATER SUPPLY FACILITIES

WORK PLAN

As required by State law, the County updated the 10-Year Water Supply Facilities Work Plan, ensuring an adequate water supply County utility customers for the next 10 years.

DEVELOPMENT SERVICES DEPARTMENT BY THE NUMBERS

- 22,447 BUILDING PERMITS ISSUED
- 58,436 BUILDING INSPECTIONS COMPLETED
- 275 RESIDENTIAL LOTS CREATED
- 541,881 SQUARE FEET OF COMMERCIAL DEVELOPMENT APPROVED
- 50,000+ PERMITS AND DEVELOPMENT PROJECTS HAVE BEEN PROCESSED BY THE SEMINOLE COUNTY EPLAN REVIEW SYSTEM. OF THESE, 48,559 HAVE BEEN BUILDING PERMITS.

