



**COUNTYWIDE  
MARCH 2018  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	2,560
Inspections Performed	6,681
Certificates of Occupancy Issued	34

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	11
Inspections Performed	197

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	11
Land Use Amendments	2
Rezones	0
PD Rezones	2
Small Site Plans	4
Site Plans	4
Subdivision – PSP	0
Subdivision – Engineering	2
Subdivision – Plats	1
Minor Plats	0
Land Split	0
Vacates	1
Special Events, Arbor, Special Exceptions, Minor Amendments	7

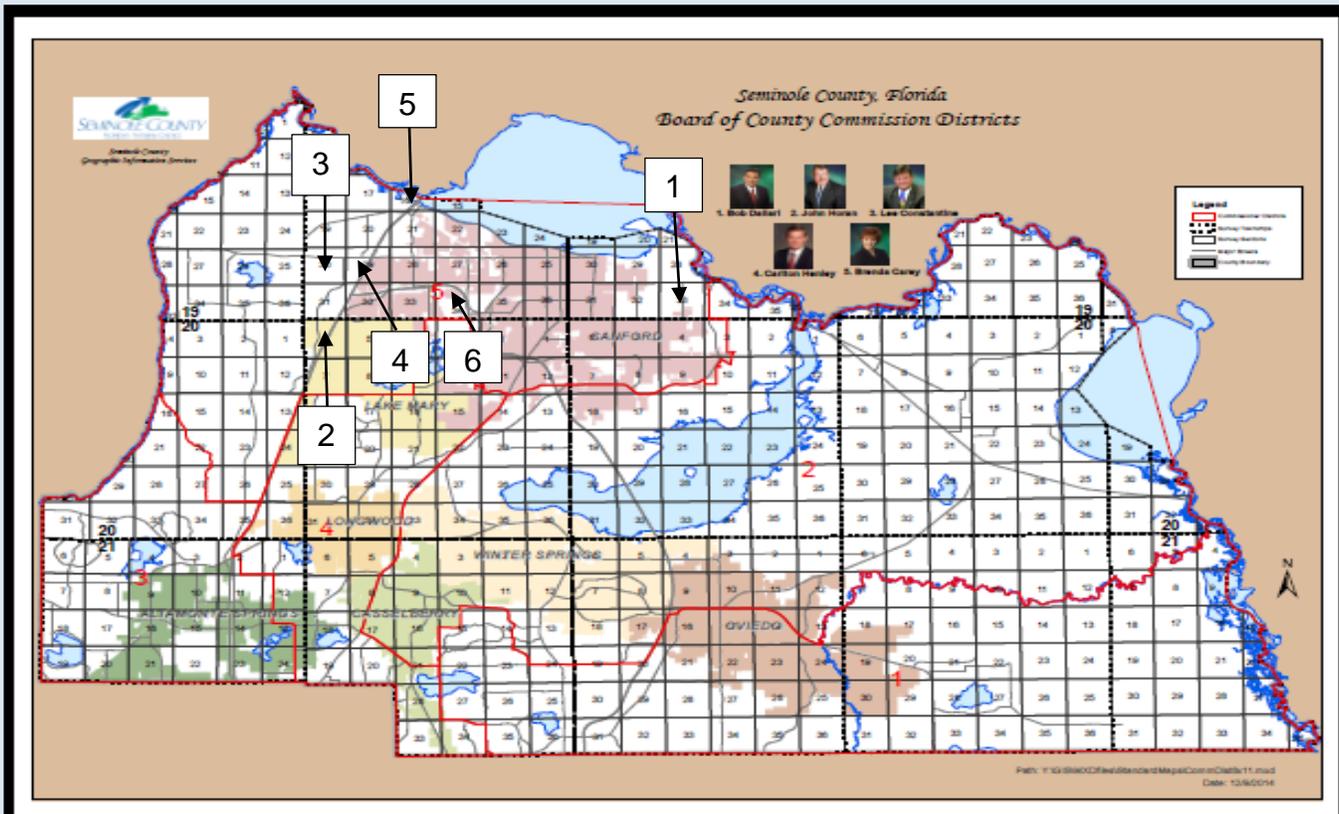
**Kudos from our Customers**

“Steve Frazier was readily available, approachable, patient, and provided instructive information. His valuable insight helped us build a home as good as it could be instead of just meeting minimum requirements.” *Irwin & Patricia.*

# DISTRICT FIVE MARCH 2018 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note: Site locations are approximate**

**1. CAMERON HEIGHTS VILLAGE G PD FINAL DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAN** – Proposed PD Final Development Plan and Preliminary Subdivision Plan for 174 single family residential lots on 35.16 acres in the Cameron Heights PD zoning district; located on the northeast corner of Hughey Street and N. Beardall Avenue; Parcel I. D. # 33-19-31-300-004D-0000+++; (Christopher Wrenn, DR Horton, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (18-20500009 and 18-55100005); (Matt Davidson, Project Manager). (March 7, 2018 DRC meeting)

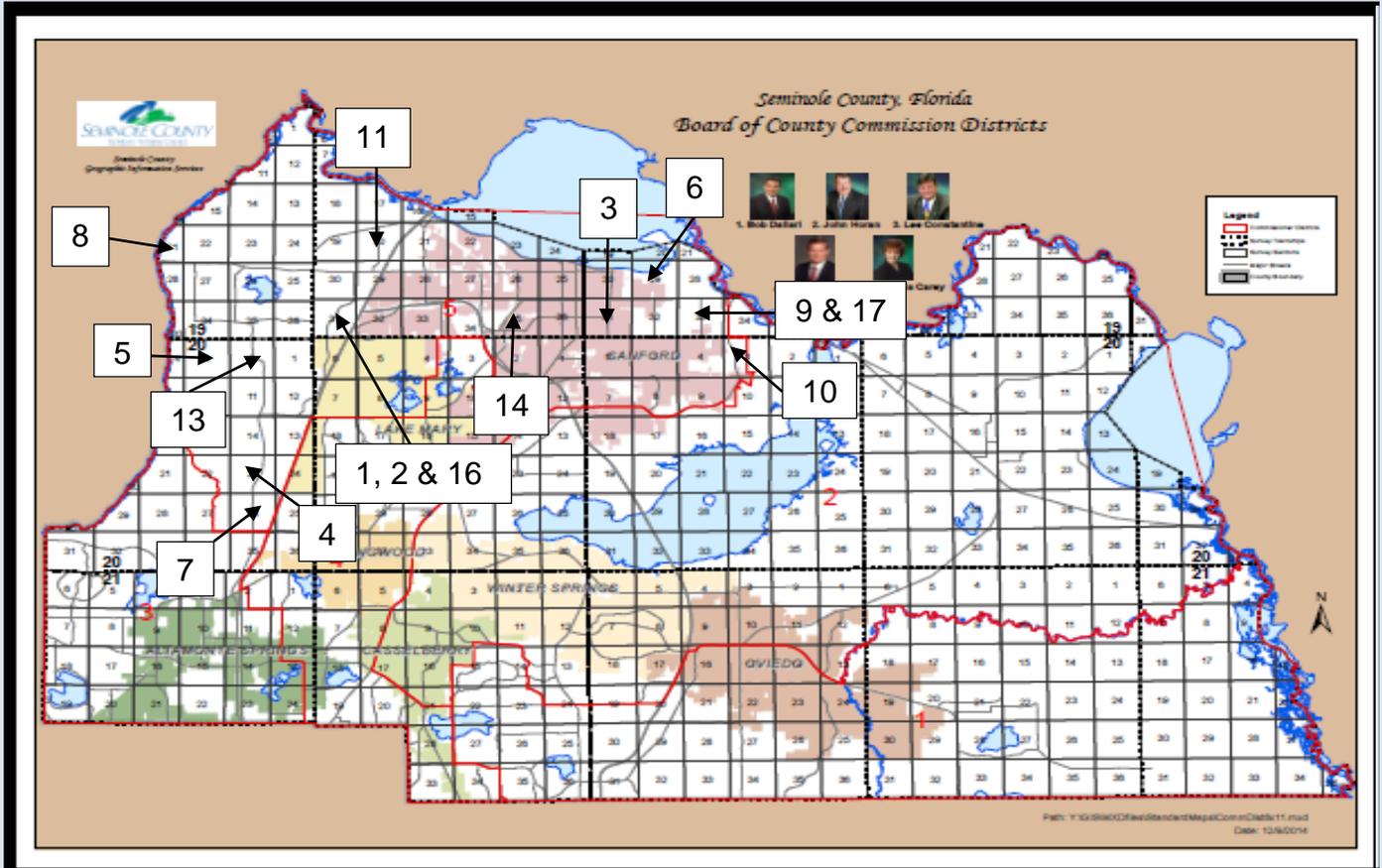
## **DRC / PRE-APPLICATIONS – Continued**

2. **BANANA LAKE DAYCARE DEVELOPMENT PRE-APPLICATION** – Proposed Small Scale Future Land Use Amendment from SE/PUBG to COM and Rezone from A-1 to C-1 for a childcare center on 1.58 acres; located on the southeast corner of County Road 46-A and Banana Lake Road; Parcel I. D. # 06-20-30-300-0080-0000; (Scott Garrett, Boss Commercial Real Estate, Applicant); (18-80000008); (Matt Davidson, Project Manager). *(Comments Only – March 7, 2018 DRC meeting)*
3. **S HENDERSON LN (155) PRE-APPLICATION** – Proposed Rezone from A-1 to OP for a childcare center on 1.826 acres; located on the southeast corner of W. State Road 46 and S. Henderson Lane; Parcel I. D. # 30-19-30-300-0130-0000; (Scott Garrett, Boss Commercial Real Estate, Applicant); (18-80000007); (Joy Giles, Project Manager). *(Comments Only – March 7, 2018 DRC meeting)*
4. **KIDDIE ACADEMY AT OREGON ST SITE PLAN** – Proposed Site Plan for a 10,000 square foot child care facility on 0.96 acres in the NW Oregon PD zoning district; located on the west side of N. Oregon Street, north of W. State Road 46; Parcel I. D. # 29-19-30-510-0000-0010; (Jason Glaser, JGL RE Holdings, LLC, Applicant, and Regan O’Laughlin, Kimley-Horn & Assoc., Consultant); (17-06000085); (Angi Kealhofer, Project Manager). *(March 14, 2018 DRC meeting)*
5. **ST JOSEPHS CT (750-755) PRE-APPLICATION** – Proposed Rezone from R-1 to R-2 to build a duplex on a 0.2 acre vacant lot; located on the northwest corner of Jackson Street and Morse Street; Parcel I. D. # 18-21-30-507-0000-1140; (Marlon Reliford, LJRJ Enterprises, Applicant); (18-80000012); (Danalee Petyk, Project Manager). *(March 14, 2018 DRC meeting)*
6. **W 20TH ST COMMERCIAL PARK PRE-APPLICATION** – Proposed Small Scale Future Land Use Amendment from Low Density Residential (LDR) to Planned Development (PD), Rezone from R-AH to PD and Site Plan for a commercial/industrial park on 9.5 acres; located on the southeast corner of Martin Luther King Jr. Boulevard and W. 20th Street; Parcel I. D. # 34-19-30-503-0F00-0010; (Larry Poliner, RCE Consultants, Applicant); (18-80000015); (Joy Giles, Project Manager). *(March 28, 2018 DRC meeting)*

## **PROJECTS STARTING CONSTRUCTION**

None for District 5

# BOARD ITEMS



**Note:** Site locations are approximate

## PLANNING AND ZONING COMMISSION

March 7, 2018

- 1. ALLURE ON THE PARKWAY PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan (PSP) for the Allure on the Parkway subdivision containing three (3) lots on 12.2 acres zoned Planned Development, located on the west side of International Parkway, approximately ½ mile north of County Road 46A (Jonathan Martin, Applicant) (Kathy Hammel, Project Manager) – *Approved*
- 2. TOWNPARK COMMONS PD MAJOR AMENDMENT AND REZONE** – Consider a Rezone from PD (Planned Development) to PD (Planned Development) for 18.92 acres located on the north side of Colonial Center Parkway, approximately one-eighth mile west of Arbor Park Lane; (Z2017-42) (Piedmont TownPark Land, LLC, Applicant) (Kathy Hammel, Project Manager) – *Approved*
- 3. HOWELL BRANCH ROAD (LOT 37) REZONE** – Consider a Rezone from R-3A (Multiple-Family Dwelling) to R-1A (Single Family Dwelling) on 3.5 acres, located on the east corner of Howell Branch Road and Bear Gully Road; (Z2018-003) (Robert and Michelle Mallard, Applicants) (Danalee Petyk, Project Manager) – *Recommended for Approval*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

**March 8, 2018**

4. **90 HUNTERS TRL** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of May 10, 2018, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
5. **600 SHADOWMOSS CIR** – 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. Joann Tamulonis, Code Enforcement Officer. *Findings of Fact on a Repeat Violation entered reducing the accrued fine from \$21,000.00 to the Administrative Costs of \$323.92 if paid within 30 days for the date of the meeting. If payment is not received within the time specified, the fine will revert to the original amount of \$21,000.00. The property was in compliance at the time of the hearing.*
6. **2800 CELERY AVE** – Construction without the required permits. Tom Helle, Code Enforcement Officer. *Respondent requested an extension to the compliance date and requested that the fines accrued to-date be waived. Order entered extending compliance date to May 10, 2018 and waiving all accrued fines to-date.*
7. **150 SANDY OAKS PL** – Contractor storage yard is not a permitted use in A-1 zoning. *Order Finding Non-Compliance entered imposing a lien in the amount of \$15,400.00, with the fine continuing to accrue at \$200.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
8. **141 NOVA DR** – Construction without the required permits. Tom Helle, Inspector. *Respondent requested an extension to the compliance date. Order entered extending compliance date to May 10, 2018.*
9. **2440 JITWAY** – Construction without the required permits. Tom Helle, Inspector. *The Respondent complied prior to the hearing.*

**BOARD OF COUNTY COMMISSIONERS**

**March 13, 2018**

Countywide item:

**EDUCATIONAL SYSTEM IMPACT FEE RESOLUTION & INTERLOCAL AGREEMENT** – Consider an Educational System Impact Fee Time of Collection/Payment Resolution and First Amendment to the Educational System Impact Fee Interlocal Agreement between the City of Longwood, Seminole County and the School Board of Seminole County; Countywide (Paul Chipok, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**

**March 13, 2018**

10. **VACATE OF UTILITY EASEMENT** – Adopt the Resolution vacating and abandoning an exclusive easement to the benefit of Seminole County for ingress/egress and utility purposes, as recorded in the Public Record of Seminole County, Book 1806, Page 641, for property located on the west side of E. Lake Mary Boulevard, approximately 1/4 mile south of E. SR 46; (Seminole Land Holdings, LLC, Applicant) (Joy Giles, Project Manager) – *Approved*

11. **SEMINOLE COUNTY FAIR SPECIAL EVENT PERMIT** – Consider a Special Event Permit for the Seminole County Fair on March 23, 2018 through March 31, 2018, located at 440 Hickman Drive, Sanford; (James E. Strates, Applicant) (Mary Robinson, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**

**March 22, 2018**

None for District 5

**BOARD OF ADJUSTMENT**

**March 26, 2018**

None for District 5

**BOARD OF COUNTY COMMISSIONERS**

**March 27, 2018**

Countywide items:

**EDUCATIONAL SYSTEM IMPACT FEE VESTED RIGHTS PROCESS** – Consider the Resolution amending Section 30.30 of the Seminole County Administrative Code Educational System Impact Fee Vested Rights Process; Countywide (Paul Chipok, Project Manager) – *Approved*

**IMPACT FEE RESOLUTION AND SECOND AMENDMENT WITH CITY OF LONGWOOD** – Consider the proposed Resolution of the Seminole County Board of County Commissioners amending Resolution No. 2003-R-142 pertaining to time of payment of certain impact fees and water and sewer connection fees for the City of Longwood, and the Second Amendment to the Library System Impact Fee Interlocal Agreement between Seminole County and the City of Longwood. Countywide (Paul Chipok, Project Manager) – *Approved*

12. **HICKMAN PLACE LOT 2 COMMERCIAL REPLAT** – Approve the plat for the Hickman Commercial Lot 2, Tract A, and a portion of Lot 1 Replat, containing two (2) lots and two (2) tracts on 2.87 acres zoned C-2 (Retail Commercial), located on the northeast corner of Hickman Drive and West State Road 46; (Paramand Investment Group, Applicant) (Danalee Petyk, Project Manager) – *Approved*

13. **ACRE PLACE MINOR PLAT** – Approve the plat for the Acre Place subdivision containing two (2) lots on 2.45 acres zoned A-1 (Agriculture), located at the west end of Acre Court, approximately 790 feet west of Markham Woods Road; (Jitendrakumar Patel, Applicant) (Joy Giles, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**  
**March 27, 2018**

14. **NUISANCE ABATEMENT** – Consider adoption of a Resolution issuing an Order: to declare the existence of a Public Nuisance at 2028 Alexander Avenue, Sanford; to require corrective action by April 26, 2018; and to authorize necessary corrective action by the County in the event the nuisance is not abated by the record owners. (Liz Parkhurst, Project Manager) – *Approved*

15. **CELERY AVENUE RIGHT-OF-WAY VACATE** – Adopt the Resolution vacating and abandoning a remnant piece of the public right-of-way known as Celery Avenue, as recorded in Road Plat Book 1, Page 47, in the Public Records of Seminole County, Florida, for property located at the intersection of Celery Avenue and E. S.R. 415, Sanford, Florida; (Archie and Debbie Smith, Applicants) (Angi Kealhofer, Project Manager) – *Continued to the April 10, 2018 BCC meeting*

16. **TOWNPARK COMMONS PD MAJOR AMENDMENT AND REZONE** – Consider a Rezone from PD (Planned Development) to PD (Planned Development for 18.92 acres located on the north side of Colonial Center Parkway, approximately one-eighth mile west of Arbor Park Lane; (Z2017-42) (Piedmont TownPark Land, LLC, Applicant) (Kathy Hammel, Project Manager) – *Approved*

17. **CAMERON HEIGHTS PD VILLAGES A AND J SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONE** – Consider a Small Scale Future Land Use Map Amendment from Industrial to Planned Development for approximately 1.36 acres and a Rezone from PD (Planned Development) and M-1 (Industrial) to PD (Planned Development) for approximately 58.91 acres, located on the south side of Celery Avenue north of S.R. 46; (Z2017-059) (D.R. Horton, Applicant) (Matt Davidson, Project Manager) – *Approved*