



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

BUILDING DIVISION

Permits Issued	3,233
Inspections Performed	8,277
Certificates of Occupancy Issued	91

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	13
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	1
PD Rezones	0
Small Site Plans	4
Site Plans	4
Subdivision – PSP	2
Subdivision – Engineering	1
Subdivision – Final Plats	0
Minor Plat	0
Land Split	4
Vacates	2
Variances	13
Special Exceptions	3
Special Events, Arbor, Minor Amendments (Misc.)	4
New Code Enforcement Cases Opened	6

Kudos from our Customers

To Amie Brown – *“The interaction was through a Zoom training meeting. The instructions and the meeting structure was well prepared and presented. Thank you.”* – Contractor

To Brittany Barker and Permitting Team – *“Brittany and her team were very kind, almost holding my hand, over the course of two visits, to make sure I had everything I needed to pass inspection. Their willingness to get to the bottom of it did not go unnoticed and was appreciated.”* – Lance, Seminole County homeowner

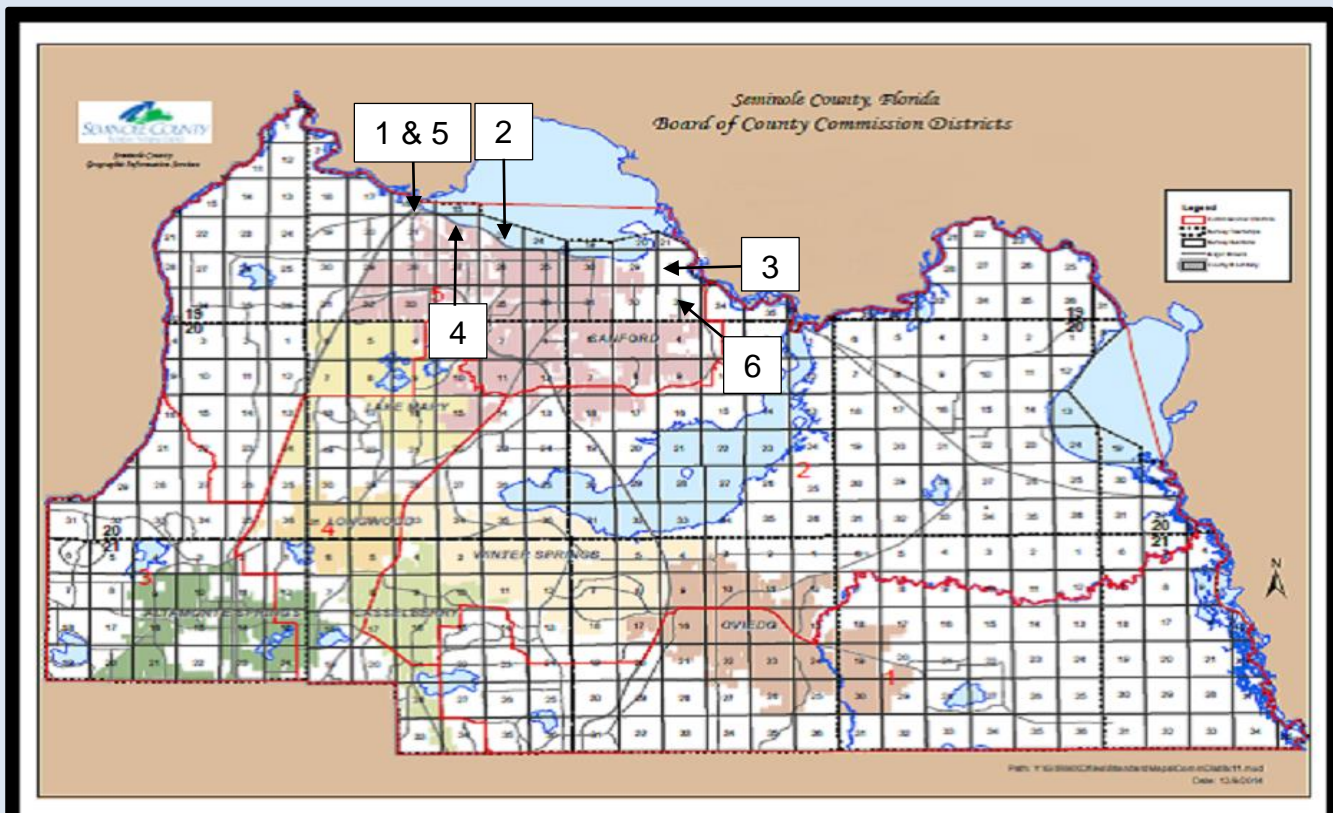
To Liz Parkhurst – *“I cannot believe the amazing quick response. Unbelievable service. Thank you.”* – Trevor, Control Micro Systems

To Annie Sillaway – *“Thank you for the professional, friendly and prompt service.”* – Design Professional

DISTRICT FIVE APRIL 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- 1. BARTRAM'S LANDING AT ST JOHNS FINAL ENGINEERING PLAN** – Proposed Final Engineering Plan for 31 single family residential lots on 8.80 acres in The Bartram's Landing at St Johns PD Zoning District; located on the northwest corner of Orange Avenue and N Oregon Street; Parcel I. D. # 16-19-30-5AB-0900-001C++; (Daniel Kaiser, MI Homes of Orlando, LLC, Applicant, and William Zeh, Madden, Moorhead & Stokes, LLC, Consultant); (21-55200006); (Joy Giles, Project Manager) – (April 7, 2021 DRC meeting)

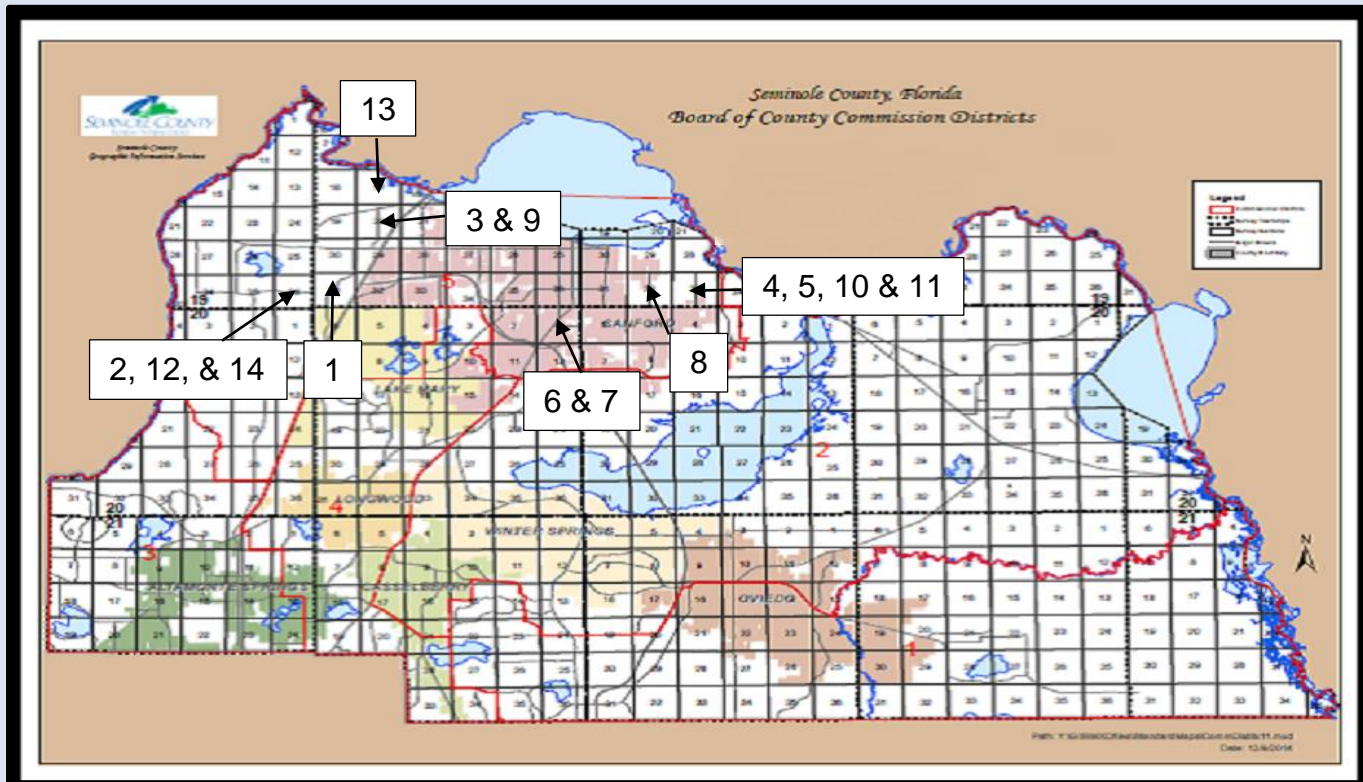
DRC / PRE-APPLICATIONS – Continued

2. **TOWNES AT LAKE MONROE LARGE SCALE FUTURE LAND USE AMENDMENT & PD REZONE AND MASTER DEVELOPMENT PLAN** – Proposed Large Scale Future Land Use Amendment from Suburban Estates, Low Density Residential, and Commercial to Planned Development and Rezone and Master Development Plan on 26.71 acres in the A-1, R-1A, and COM Zoning Districts; located on the south side of US Highway 17-92 at Lake Monroe, north of Oak Drive; Parcel I. D. # 23-19-30-300-0040-0000+; (Matt Young, Beazer Homes, Applicant, and Javier E. Omana, CPH, Inc., Consultant); (20-20500009); (Joy Giles, Project Manager) – *(April 14, 2021 DRC meeting)*
3. **RIVERSIDE OAKS AMENITY BOAT RAMP SITE PLAN** – Proposed Site Plan for an 8,676 sq. ft. boat dock on 6.76 acres in the Riverside Oaks PD Zoning District; located northwest of New Ashford Way and Celery Avenue; Parcel I. D. # 28-19-31-501-0J00-0000; (Mark McIntosh, Toll Southeast LP Company, Inc., Applicant, and Geoffrey Summitt, G L Summit Engineering, Inc., Consultant); (20-06000057); (Joy Giles, Project Manager) – *(Comments Only – April 14, 2021 DRC meeting)*
4. **RIVERVIEW HOMES SUBDIVISION PRE-APPLICATION** – Proposed Rezone for a 3 lot single family residential Subdivision of the existing homes on a single 0.64 acre parcel in the A-1 Zoning District; located on the southwest corner of Riverview Avenue and Narcissus Avenue; Parcel I. D. # 22-19-30-5AD-0000-021A; (Zach Miller, Miller Construction, Applicant); (20-80000033); (Joy Giles, Project Manager) – *(Comments Only – April 14, 2021 DRC meeting)*
5. **SEMINOLE COUNTY BLACK BEAR WILDERNESS PARKING EXPANSION SITE PLAN** – Proposed Site Plan for expanded parking on 16.88 acres in the Public Lands and Institutions Zoning District; located northeast of Michigan Avenue and N New York Street; Parcel I. D. # 16-19-30-5AB-3100-0000; (Richard Welty, Greenways and Natural Lands Division, Applicant, and Derek Wainscott, ECT, Inc., Consultant); (21-06000013); (Joy Giles, Project Manager) – *(April 28, 2021 DRC meeting)*
6. **WASH & GO EAST SANFORD PRE-APPLICATION** – Proposed Rezone and Site Plan for a single bay express car wash on 1.45 acres in the A-1 and C-1 Zoning Districts; located northeast of East State Road 46 and E Lake Mary Boulevard; Parcel I. D. # 33-19-31-300-1350-0000; (Preston Bolt, Wash & Go East Sanford, LLC., Applicant, and Don Bieger, DRMP, Consultant); (21-80000037); (Joy Giles, Project Manager) – *(Comments Only – April 28, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

None for District 5

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION April 7, 2021

Countywide item:

SHORELINE PROTECTION ORDINANCE LAND DEVELOPMENT CODE AMENDMENTS –

Consider an Ordinance amending Chapter 70 (Dredge and Filling) and adding a new Chapter 71 (Seminole County Shoreline Protection Ordinance) to the Seminole County Land Development Code to provide regulations for shoreline alterations and management of aquatic plants in waterbodies in Seminole County; Countywide (Kim Ornberg, Division Manager) – *Recommended for Approval*

1. **NOVEL PARKWAY PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Novel Parkway subdivision containing three (3) commercial lots on 14.75 acres zoned Planned Development located southwest of the Wilson Road and International Parkway intersection; (Tim Graff, Crescent Acquisitions, LLC, Applicant) (Danalee Petyk, Project Manager) – *Approved*

2. **SYLVAN ESTATES SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Small Scale Future Land Use Map Amendment from Suburban Estates to Planned Development, and the associated Rezone from A-1 (Agriculture) to PD (Planned Development) for a twelve (12) lot single family residential subdivision on 4.8 acres, located on the south side of S. Sylvan Lake Drive, approximately ½ mile west of Orange Boulevard; (Z2021-04) (WJ Homes, LLC., Applicant) (Joy Giles, Project Manager) – *Recommended for Approval*

CODE ENFORCEMENT SPECIAL MAGISTRATE

April 8, 2021

The meeting was cancelled as there were no cases to be heard.

BOARD OF COUNTY COMMISSIONERS

April 13, 2021

None for District 5

CODE ENFORCEMENT BOARD

April 22, 2021

3. **4621 DU BOIS ST** – The remains or rubble of structure, which has been burned, stricken by other casualty or demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof. Vincent Bavaro, Code Enforcement Officer. *Order entered continuing this case to the July 22, 2021 meeting.*

4. **2211 BROADWAY** – The remains or rubble of structure, which has been burned, stricken by other casualty or demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of May 6, 2021, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

5. **2211 BROADWAY** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of May 6, 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. **MAGNOLIA AVE** – 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. Vincent Bavaro, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

7. **MAGNOLIA AVE** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Vincent Bavaro, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

CODE ENFORCEMENT BOARD – Continued
April 22, 2021

8. **2500 CRAWFORD DR** – The remains or rubble of structure, which has been burned, stricken by other casualty or demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof. Vincent Bavaro, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

BOARD OF ADJUSTMENT
April 26, 2021

Countrywide item:

PLANNING MANAGER APPEAL – Appeal of the Planning Manager’s decision to allow open space to be traversed for maintenance purposes; (Perry Demetriades, Appellant) Countywide (Mary Moskowitz, Planning Manager) – *This item was withdrawn by the Appellant*

9. **4769 GRASSENDALE TERR** – Request for a side street (east) setback variance from fifteen (15) feet to ten (10) feet for a privacy fence in the PD (Planned Development) district; BV2021-26 (Kevin and Hecmarette Sims, Applicants) (Hilary Padin, Project Manager) – *Approved*

10. **2001 APALACHICOLA LN** – Request for a side street (north) setback variance from twenty (20) feet to fifteen (15) feet for a privacy fence in the PD (Planned Development) district; BV2021-29 (Susan Dolan, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

11. **3521 MAIN ST** – Request for a side yard (west and east) setback variance from seven and one-half (7½) feet to five (5) feet for a single family dwelling in the R-1 (Single Family Dwelling) district; BV2021-16 (Ronald, Marie & Chami Robinson, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

12. **2276 NORTHUMBRIA DR** – Request for (1) a rear yard setback variance from seven and one-half (7½) feet to five and one-half (5½) feet for a pool’s water’s edge and (2) a rear yard setback variance from seven and one-half (7½) to four and one-half (4½) feet for a pool screen enclosure in the PD (Planned Development) district; BV2021-20 (Nicole Reale & Steven Pryor, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

13. **4569 DULWIK PL** – Request for a side street (west) setback variance from fifteen (15) feet to nine (9) feet for a privacy fence in the PD (Planned Development) district; BV2021-27 (Naveen Paka & Kiran Deshamouni, Applicants) (Angi Kealhofer, Project Manager) – *This item was continued to the May 24, 2021 BOA meeting*

BOARD OF COUNTY COMMISSIONERS

April 27, 2021

Countrywide items:

AMENDMENTS TO CHAPTER 40, SEMINOLE COUNTY CODE OF ORDINANCES – Consider an Ordinance amending Chapter 40 of the Seminole County Code of Ordinances to update administrative provisions of the Building Code to be consistent with Florida Statutes; and also, to revise street sign requirements for new development to facilitate E911 response; Countywide (Jeff Hopper, Project Manager) – *Approved*

SHORELINE PROTECTION ORDINANCE LAND DEVELOPMENT CODE AMENDMENTS – Consider an Ordinance amending Chapter 70 (Dredge and Filling) and adding a new Chapter 71 (Seminole County Shoreline Protection Ordinance) to the Seminole County Land Development Code to provide regulations for shoreline alterations and management of aquatic plants in waterbodies in Seminole County; Countywide (Jean Jreij, Project Manager) – *Approved*

14. **SYLVAN ESTATES SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Small Scale Future Land Use Map Amendment from Suburban Estates to Planned Development, and the associated Rezone from A-1 (Agriculture) to PD (Planned Development) for a twelve (12) lot single family residential subdivision on 4.8 acres, located on the south side of S. Sylvan Lake Drive, approximately ½ mile west of Orange Boulevard; (Z2021-04) (WJ Homes, LLC., Applicant) (Joy Giles, Project Manager) – *A request to continue this item to the May 11, 2021 BCC meeting was approved.*