



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

BUILDING DIVISION

Permits Issued	2,839
Inspections Performed	7,728
Certificates of Occupancy Issued	69

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	11
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	0
PD Rezones	0
Small Site Plans	6
Site Plans	3
Subdivision – PSP	0
Subdivision – Engineering	1
Subdivision – Final Plats	2
Minor Plat	0
Land Split	1
Vacates	2
Variances	10
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	5
New Code Enforcement Cases Opened	43

Kudos from our Customers

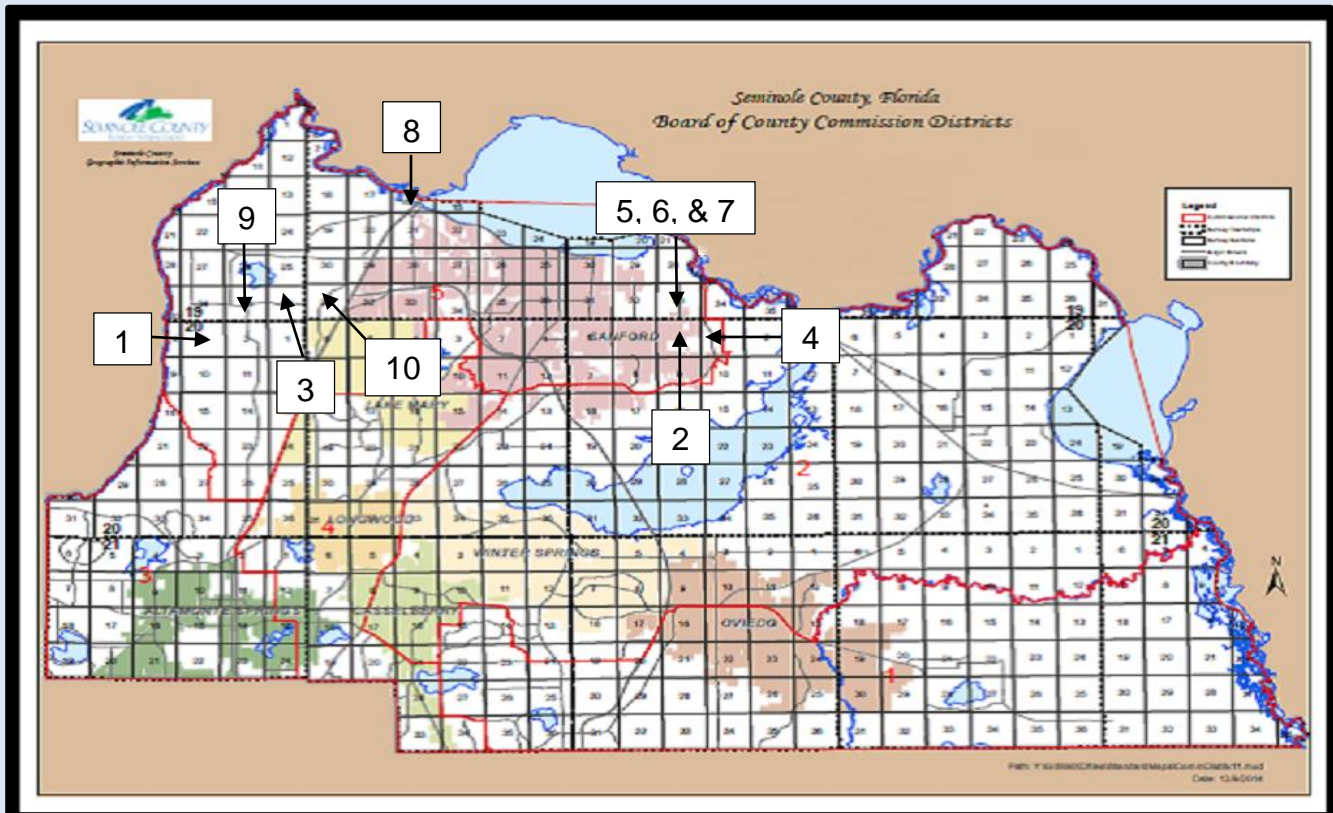
To Julie Hebert – *“Amazing!” – Jason, Homeowner*

To Annie Sillaway – *“Very helpful” – Julie, Homeowner*

DISTRICT FIVE JULY 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **BENDER ACADEMY SUBDIVISION PRE-APPLICATION** – Proposed PD Amendment to subdivide a 2.54 acre portion of the existing property in order to deed it to the current Lessee on 192.42 acres in the Magnolia Plantation PD Zoning District; located west of Shadowmoss Circle and Timberbrook Drive; Parcel I. D. # 03-20-29-5PG-FB00-0000; (Edward Meixsell, Magnolia Golf Club Holding, LLC, Applicant, and Jack D. Reed Jr., Associated Land Surveying & Mapping, Consultant); (21-80000067); (Jeff Hopper, Project Manager) – (July 7, 2021 DRC meeting)

2. **BEARDALL AVE PD MAJOR AMENDMENT** – Proposed PD Major Amendment for a construction office on 5.94 acres in the Beardall Ave PD Zoning District; located northwest of S Beardall Avenue and Moores Station Road; Parcel I. D. # 04-20-31-300-0340-0000; (Bryan Potts, Tannath Design, Inc., Applicant); (21-200500019); (Joy Giles, Project Manager) – (Comments Only – July 7, 2021 DRC meeting)

DRC / PRE-APPLICATIONS – Continued

3. SYLVAN ESTATES PRELIMINARY SUBDIVISION PLAN AND PD FINAL DEVELOPMENT PLAN

– Proposed Preliminary Subdivision Plan and PD Final Development Plan for a 15 lot single family residential development on 4.80 acres in the A-1 Zoning District; located on the south side of S Sylvan Lake Drive, west of Orange Boulevard; Parcel I. D. # 36-19-29-300-010A-0000; (Winston Schwartz, WJ Homes, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-55100003 & 21-20500007); (Joy Giles, Project Manager) – *(Comments Only – July 7, 2021 DRC meeting)*

4. THE APIARY (FKA CHAMPION STEEL) PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED PLAN & PD MAJOR AMENDMENT

– Proposed PD Final Development Plan as an Engineered Site Plan and PD Major Amendment for an Apiary on 9.53 acres in the Champion Steel PD Zoning District; located on the east side of Richmond Avenue, south of State Road 46; Parcel I. D. # 03-20-31-501-0C00-0050; (James Hodges, Seminole State Construction, LLC, Applicant, and Benjamin Beckham, Madden, Moorhead & Stokes, LLC, Consultant); (21-20500021); (Jeff Hopper, Project Manager) – *(Comments Only – July 14, 2021 DRC meeting)*

5. BEARDALL TOWNHOMES PRE-APPLICATION

– Proposed Future Land Use Amendment and Rezone for an 82 lot single family residential townhome Subdivision on 8.71 acres in the M-1 Zoning District; located southwest of N Beardall Avenue and Celery Avenue; Parcel I. D. # 33-19-31-300-019A-0000+; (Jonathan Soule, Noble Land Development, LLC, Applicant); (21-80000072); (Annie Sillaway, Project Manager) – *(Comments Only – July 21, 2021 DRC meeting)*

6. RIVERBEND EXTENSION PRE-APPLICATION

– Proposed Future Land Use Amendment and PD Rezone for a single family residential Subdivision on 9.61 acres in the A-1 Zoning District; located southeast of Cameron Avenue and Celery Avenue; Parcel I. D. # 33-19-31-300-004E-0000; (Chris Tyree, Forestar (USA) Real Estate Group, Inc., Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-80000075); (Joy Giles, Project Manager) – *(Comments Only – July 21, 2021 DRC meeting)*

7. CAMERON PROPERTY PRE-APPLICATION

– Proposed Future Land Use Amendment and PD Rezone for a single family residential Subdivision on 23 acres in the A-1 Zoning District; located southwest of Cameron Avenue and Celery Avenue; Parcel I. D. # 33-19-31-300-007C-0000+++; (Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Applicant/Consultant); (21-80000076); (Joy Giles, Project Manager) – *(Comments Only – July 21, 2021 DRC meeting)*

8. CENTRAL FLORIDA ZOO BRIDGE REPLACEMENT PRE-APPLICATION

– Proposed Site Plan to replace the existing main entrance pedestrian bridge on 83.57 acres in the A-1 Zoning District; located southwest of Monroe Road and Seminole Boulevard; Parcel I. D. # 16-19-30-5AC-0000-0010; (Dino Ferri, Central Florida Zoo & Botanical Gardens, Applicant, and Steve Cockerham, Neel-Schaffer, Inc., Consultant); (21-80000074); (Annie Sillaway, Project Manager) – *(Comments Only – July 21, 2021 DRC meeting)*

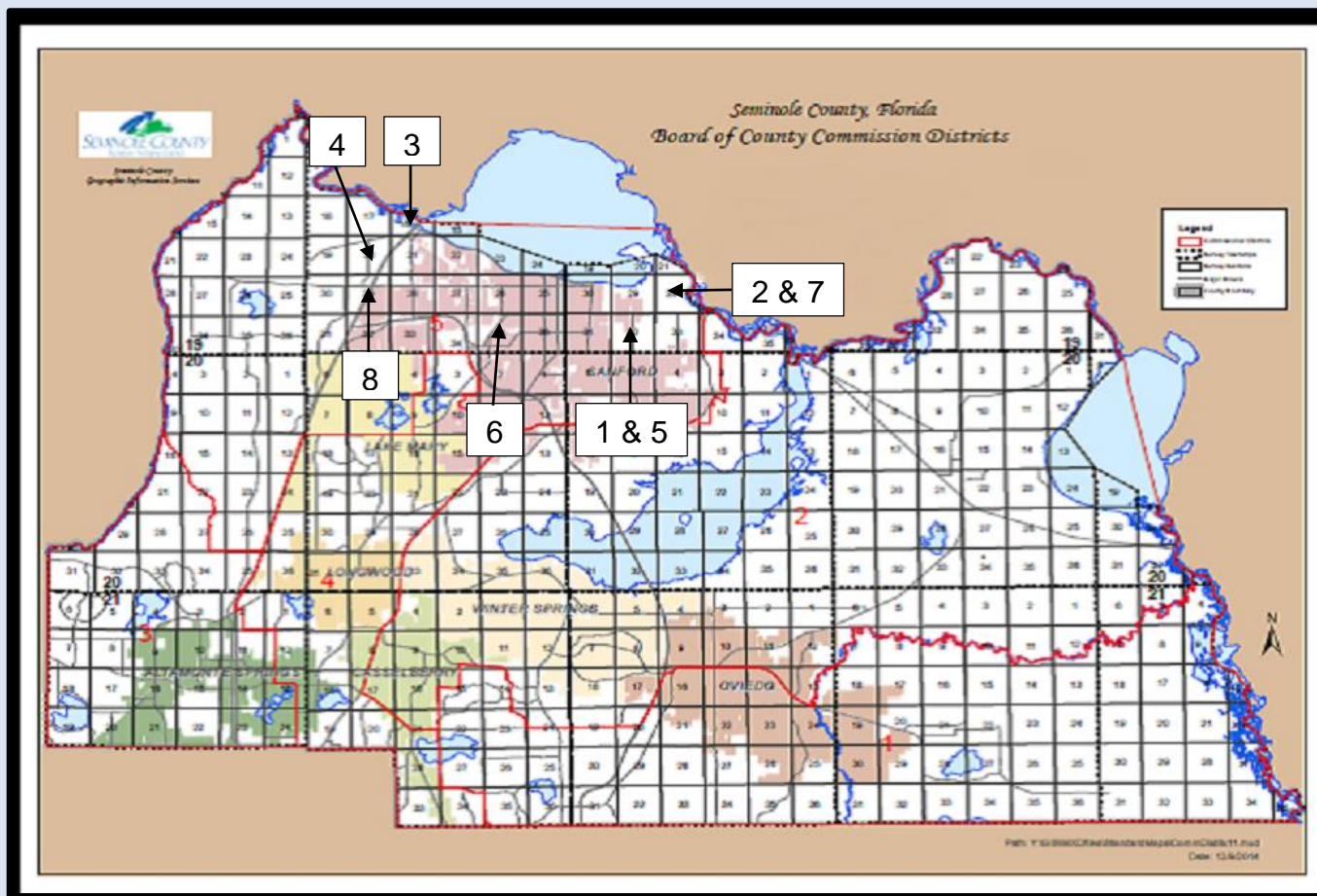
9. EQUESTRIAN DRIVE SUBDIVISION PRE-APPLICATION

– Proposed Future Land Use Amendment and PD Rezone for a 62 lot single family residential Subdivision on 47.30 acres in the A-1 Zoning District; located southeast of Lake Markham Road and S Sylvan Drive; Parcel I. D. # 35-19-29-300-0050-0000+++; (Mark McIntosh, Toll Brothers, Inc., Applicant, and Geoffrey Summitt, G L Summitt Engineering, Consultant); (21-80000073); (Joy Giles, Project Manager) – *(Comments Only – July 21, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

10. NOVEL PARKWAY LOT 1 SITE PLAN – Site Plan for a 325 unit apartment complex on 11.90 acres in the Novel Parkway PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

July 7, 2021

1. **SIPES AVENUE REZONE** – Consider a Rezone from R-3 (Multi Family Dwelling) to R-1 (Single Family Dwelling) on approximately 0.19 acres, located on the west side of Sipes Avenue, south of Kings Road; (Z2021-20) (Anh Vu, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE

July 8, 2021

The Special Magistrate heard fifty-seven (57) cases with respect to Chapter 95, Article III, “Registration and Maintenance of Foreclosed Properties”, aka Ordinance No. 2014-48. Fourteen (14) Orders were entered finding Respondents in violation and giving each Respondent a compliance date of July 18, 2021, with a fine in the amount of \$100.00 for the first five (5) days and then increasing to \$200.00 per day until compliance is achieved. Forty-three (43) Orders Finding Non-Compliance Imposing Liens were entered, with the fines continuing to accrue at \$200.00 per day for each day the violations continue or are repeated after July 8, 2021.

BOARD OF COUNTY COMMISSIONERS
July 13, 2021

Countywide items:

2021 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY IN SEMINOLE COUNTY – Approve and authorize the Chairman to execute the 2021 Interlocal Agreement for Public School Facility Planning and School Concurrency in Seminole County. Countywide (Rebecca Hammock, Project Manager) – *Approved*

ADOPTION OF PUBLIC NOTICE PROCEDURE COMPREHENSIVE PLAN TEXT AMENDMENTS AND LAND DEVELOPMENT CODE AMENDMENTS – Consider an Ordinance enacting Comprehensive Plan text amendments regarding Public Participation and Public Notice for Public Hearings; and adoption of the associated Ordinance enacting corresponding revisions to the Land Development Code; Countywide (Dagmarie Segarra, Project Manager) – *Approved*

2. **RIVERSIDE OAKS PH 3 FINAL PLAT** – Approve the plat for the Riverside Oaks Phase 3 subdivision containing thirty-four (34) lots on 7.12 acres zoned PD (Planned Development), located on the north side of Celery Avenue, approximately ½ mile west of Cameron Avenue; (Toll Southeast LP Company, Inc., Applicant) (Joy Giles, Project Manager) – *Approved*

3. **KBC INDUSTRIAL PARK FINAL PLAT** – Approve the plat for the KBC Industrial Park subdivision containing six (6) lots on 9.84 acres zoned PD (Planned Development), located on the north side of Orange Boulevard, approximately 600 feet east of Missouri Avenue; (Levi Dog, LLC, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
July 22, 2021

4. **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. *Findings of Fact entered giving the Respondent a compliance date of October 28, 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. **DIXIE AVE** – Storing of sheds on a vacant lot is not a permitted use. Vincent Bavaro, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$33,600.00, with the fine continuing to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

BOARD OF ADJUSTMENT
July 26, 2021

None for District 5

BOARD OF COUNTY COMMISSIONERS
July 27, 2021

6. **NUISANCE DETERMINATION REQUEST** – Issue a determination that the unoccupied structure located at 1800 Strickland Avenue, Sanford, is a Public Nuisance and authorize the Building Official to: (1) serve notice of this determination, pursuant to Sections 168.5 and 168.6, Seminole County Code; and (2) set a date of September 28, 2021 for a "Show-Cause" public hearing, as prescribed in Sections 168.5-168.7, Seminole County Code. (Liz Parkhurst, Project Manager) – *Approved*
7. **RELEASE OF PERFORMANCE BONDS FOR RIVERSIDE OAKS PHASE 2 SUBDIVISION** – Authorize release of Performance Bond #SU1162313 (Roads, Drainage, Water, Sewer, Hardscape & Landscape) in the amount of \$1,176,458.76, and Performance Bond #SNN4006469 (Roads, Streets, Drainage) in the amount of \$245,586.14, for the Riverside Oaks Phase 1 subdivision; (Toll Bros. Inc., Applicant) (Joy Giles, Project Manager) – *Approved*
8. **INTEGRA CROSSINGS SUBDIVISION REPLAT** – Approve the plat for the Integra Crossings Replat subdivision containing two (2) lots on 32.03 acres zoned PD (Planned Development), located on the north side of Wilson Road, east of International Parkway; (David McDaniel, Applicant) (Joy Giles, Project Manager) – *Approved*