



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

BUILDING DIVISION

Permits Issued	2,993
Inspections Performed	8,985
Certificates of Occupancy Issued	94

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	1
PD Rezones	3
Small Site Plans	3
Site Plans	1
Subdivision – PSP	1
Subdivision – Engineering	2
Subdivision – Final Plats	2
Minor Plat	2
Land Split	3
Vacates	2
Variances	11
Special Exceptions	2
Special Events, Arbor, Minor Amendments (Misc.)	6
New Code Enforcement Cases Opened	33

Kudos from our Customers

To Amie Brown – *“I wish all permitting departments were as awesome as you and your team. Thank you!!”* – Lisa, Comprehensive Energy Services

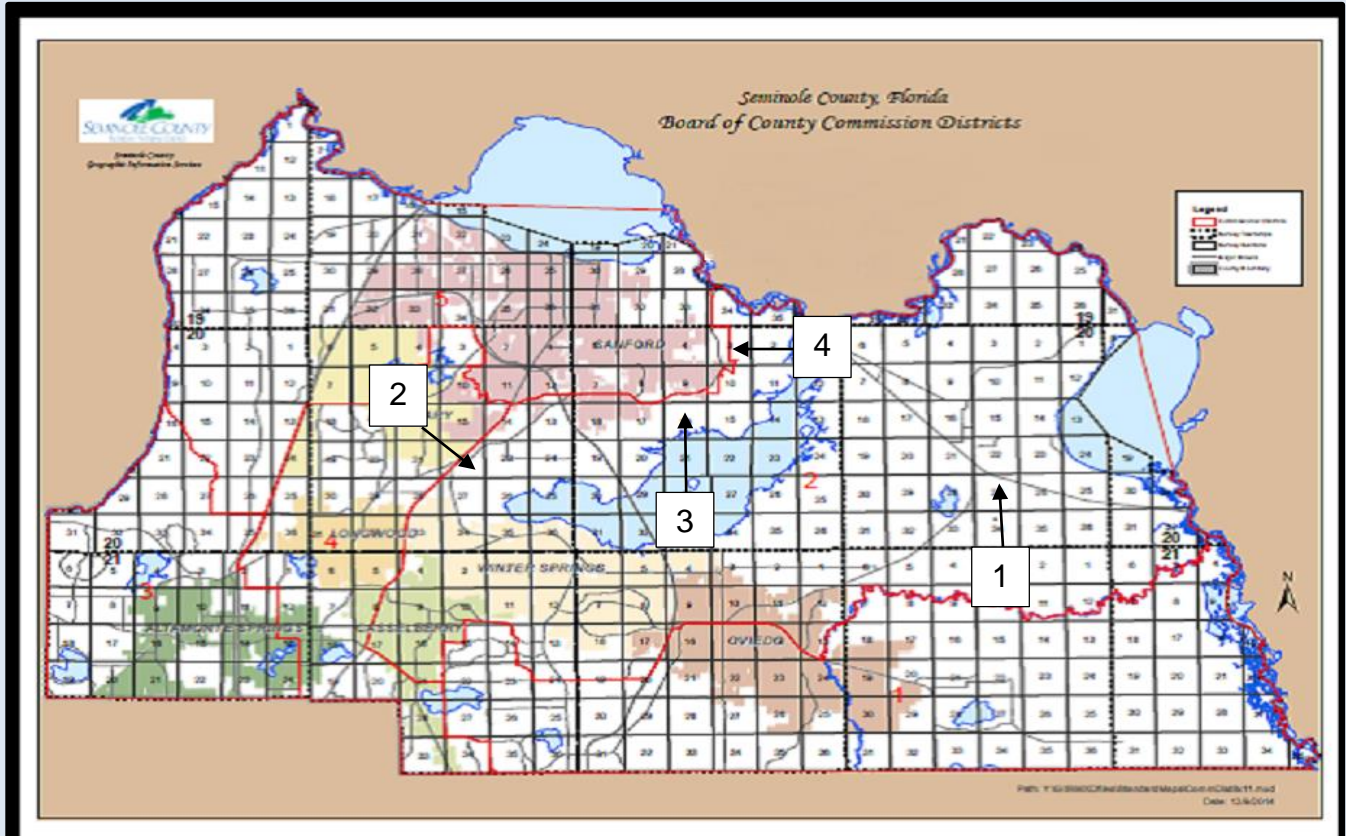
To Mike Passera – *“I am very impressed with Mike’s ability to relate his field of expertise (electrical permitting and inspections) in terms where a novice like myself can understand it. I really appreciated his attitude concerning customer service. I feel Mike is a major asset to your department and should be commended for his job performance and customer service skills.”* – Gregory, Seminole County homeowner

To Ruth Golsteyn – *“Ruth is a fantastic asset to the Seminole County Permit office. She was extremely knowledgeable, friendly and very helpful when I came in to apply for a fence permit.”* – Bill, Seminole County homeowner

DISTRICT TWO MARCH 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- 1. OVIEDO ESTATES AT LAKE MORAN PRE-APPLICATION** – Proposed single family residential Subdivision with a pond on 112.55 acres in the A-5 Zoning District; located on the east side of North County Road 426, southwest of East State Road 46; Parcel I. D. # 27-20-32-300-0130-0000++; (Ray Ekbatani, Oviedo Estates, LLC, Applicant, and Kim Fischer, Cycorp Engineering, Consultant); (21-80000021); (Danalee Petyk, Project Manager) – (March 10, 2021 DRC meeting)
- 2. PARKS LINCOLN OF LONGWOOD PRE-APPLICATION** – Proposed Site Plan for the renovation of an existing car dealership with an estimated 2,200 sq. ft. expansion on 11.55 acres in the M-1 Zoning District; located on the east side of North US Highway 17-92 and North Ronald Reagan Boulevard; Parcel I. D. # 22-20-30-300-022A-0000; (Brian Shepherdson, Sparc Plus, LLC, Applicant); (21-80000022); (Danalee Petyk, Project Manager) – (Comments Only – March 10, 2021 DRC meeting)

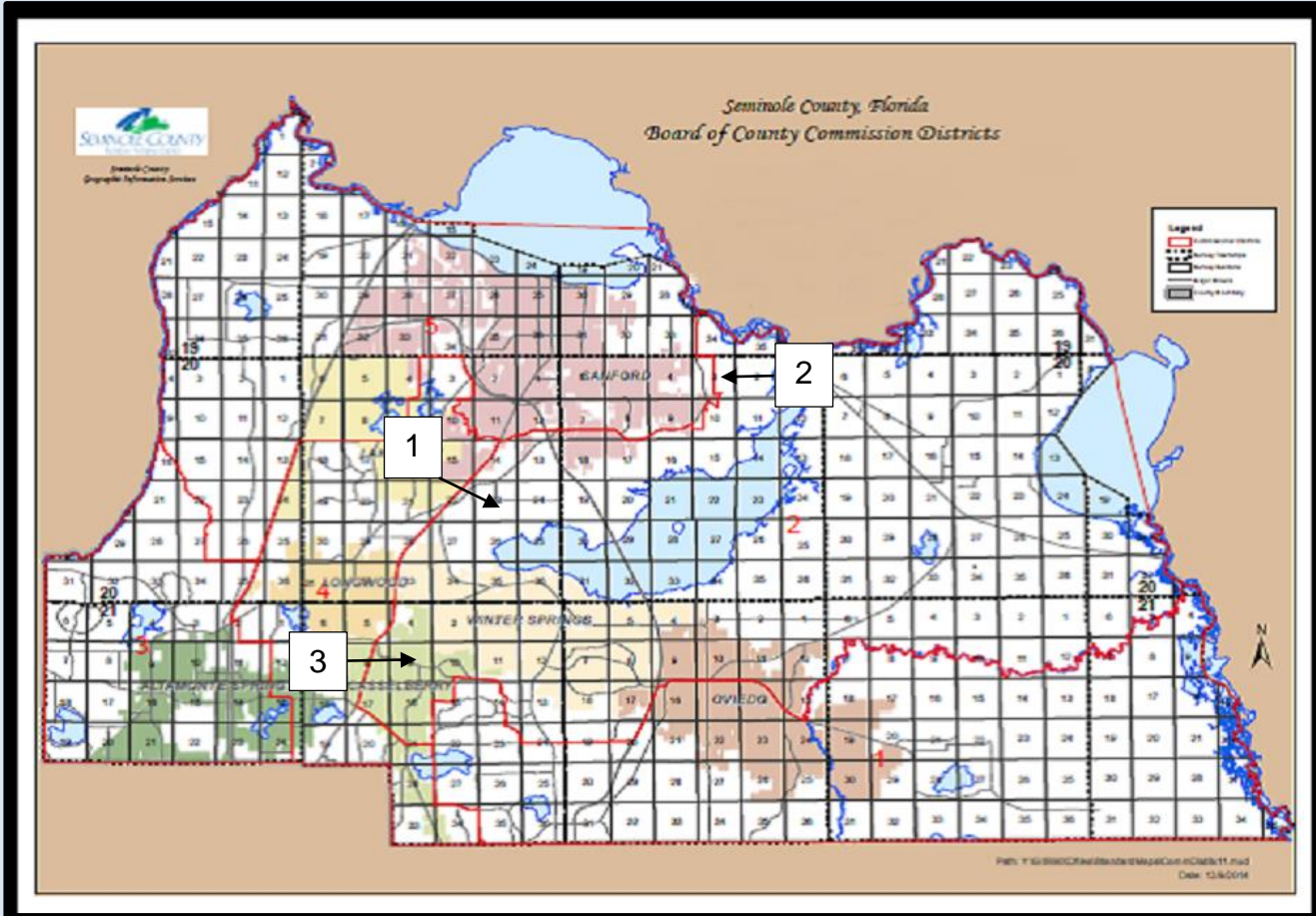
DRC / PRE-APPLICATIONS – Continued

3. **PALMETTO POINTE REZONE** – Proposed Rezone to amend the Development Order on 39.92 acres in the R-1A Zoning District; located northeast of Sipes Avenue and Pine Way; Parcel I. D. # 16-20-31-502-0000-0010; (Sadique Jaffer, Central FL Holdings, LLC, Applicant, and Kim Fischer, Cycorp Engineering, Consultant); (21-20000003); (Joy Giles, Project Manager) – *(Comments Only – March 24, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

4. **RIVER RUN PRESERVE MODEL HOME PARKING SSP** – Small Site Plan for a model home parking lot on 31.3 acres in the River Run Preserve PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION March 3, 2021

Countywide items:

BORROW PIT AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending Chapter 65 of the Seminole County Land Development Code to clarify circumstances which require a borrow pit permit approval by the Board of County Commissioners for borrow pit excavations exceeding 10,000 cubic yards of material, and providing standards for the exemptions from a borrow pit permit in conjunction with platting of a subdivision and other development; Countywide (Jeff Hopper, Project Manager) – *Recommended for Approval*

PUBLIC NOTICE PROCEDURE COMPREHENSIVE PLAN TEXT AMENDMENT AND LAND DEVELOPMENT AMENDMENT – Consider an Ordinance amending the Implementation Element of the Seminole County Comprehensive Plan and an Ordinance amending Chapter 30 of the Land Development Code, to revise regulations applicable to Public Participation and Public Notice for Public Hearings; Countywide (Dagmarie Segarra, Project Manager) – *Recommended for Approval*

PLANNING AND ZONING COMMISSION – Continued

March 3, 2021

1. **HIDDEN OAKS PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Hidden Oaks Subdivision containing 105 lots on 31.53 acres zoned PD (Planned Development), located approximately 1,000 feet southeast of N. Ronald Reagan Boulevard; (Craig Rouhier Jr, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE

March 11, 2021

The Special Magistrate heard 140 cases with respect to Chapter 95, Article III, “Registration and Maintenance of Foreclosed Properties”, aka Ordinance No. 2014-48. Orders were entered finding all Respondents in violation and giving each Respondent a compliance date of March 21, 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.

BOARD OF ADJUSTMENT

March 22, 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) – *Continued to the April 26 meeting*

BOARD OF COUNTY COMMISSIONERS

March 23, 2021

Countywide items:

RESOLUTION ESTABLISHING MEMBERSHIP FOR CITIZENS ADVISORY COMMITTEE FOR IMPACT FEE UPDATES – Resolution establishing the number of members and their terms for the Citizens Advisory Committee (CAC) for Water & Wastewater, Fire, and Library Impact Fee Updates. Countywide (Rebecca Hammock, Development Services Director) – *Approved*

2021 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY – Approve and authorize the Chairman to execute the 2021 Interlocal Agreement for Public School Facility Planning and School Concurrent in Seminole County. Countywide (Mary Moskowitz, Project Manager) – *Approved with amendments*

BORROW PIT AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending Chapter 65 of the Seminole County Land Development Code to clarify circumstances which require a borrow pit permit approval by the Board of County Commissioners for borrow pit excavations exceeding 5,000 cubic yards of material, and providing standards for the exemptions from a borrow pit permit in conjunction with platting of a subdivision; Countywide (Jeff Hopper, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued
March 23, 2021

Countywide items (Continued):

ACCESSORY DWELLING UNITS COMPREHENSIVE PLAN TEXT AMENDMENT AND LAND DEVELOPMENT CODE AMENDMENT - Consider an Ordinance amending the Introduction, Capital Improvements, Future Land Use, and Housing Elements of the Seminole County Comprehensive Plan; and an Ordinance amending Chapters 2, 5, and 30 of the Seminole County Land Development Code; to permit accessory dwelling units on certain residential properties; Countywide (Jeff Hopper, Project Manager) – *Approved*

PUBLIC NOTICE PROCEDURE COMPREHENSIVE PLAN TEXT AMENDMENT AND LAND DEVELOPMENT AMENDMENT – Consider an Ordinance amending the Implementation Element of the Seminole County Comprehensive Plan and an Ordinance amending Chapter 30 of the Land Development Code, to revise regulations applicable to Public Participation and Public Notice for Public Hearings; Countywide (Dagmarie Segarra, Project Manager) – *Approved for transmittal*

2. **RIVER RUN PRESERVE FINAL PLAT** – Approve the plat for the River Run Preserve subdivision containing ninety-four (94) lots on 31.07 acres zoned PD (River Run Preserve Planned Development), located south of the Kentucky Street and Jessup Avenue intersection; (Aaron Struckmeyer, Pulte Group, Applicant) (Danalee Petyk, Project Manager) – *Approved*

3. **RELEASE OF PERFORMANCE BOND FOR THE GLEN ACADEMY AT LAKE MARIE** – Authorize release of Performance Bond (Cash Completion Bond) for right-of-way improvements, in the amount of \$119,801.00 for the Glen Academy at Lake Marie; (Sevcha Partners, LLC, Applicant) (Danalee Petyk, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
March 25, 2021

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