



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

BUILDING DIVISION

Permits Issued	2,959
Inspections Performed	7,539
Certificates of Occupancy Issued	96

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	0
PD Rezones	3
Small Site Plans	4
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	1
Subdivision – Final Plats	1
Minor Plat	0
Land Split	2
Vacates	1
Variances	8
Special Exceptions	0
Special Events, Arbor, Minor Amendments (Misc.)	4
New Code Enforcement Cases Opened	15

Kudos from our Customers

To Tony Coleman, Alex Perez, Brittany Barker, Jennifer Emanuel and all Inspectors – *“Your people have a sincere concern for the residents and the businesses in your county. Seminole County is the most organized and friendliest department in the state.”* – Christopher, Builder

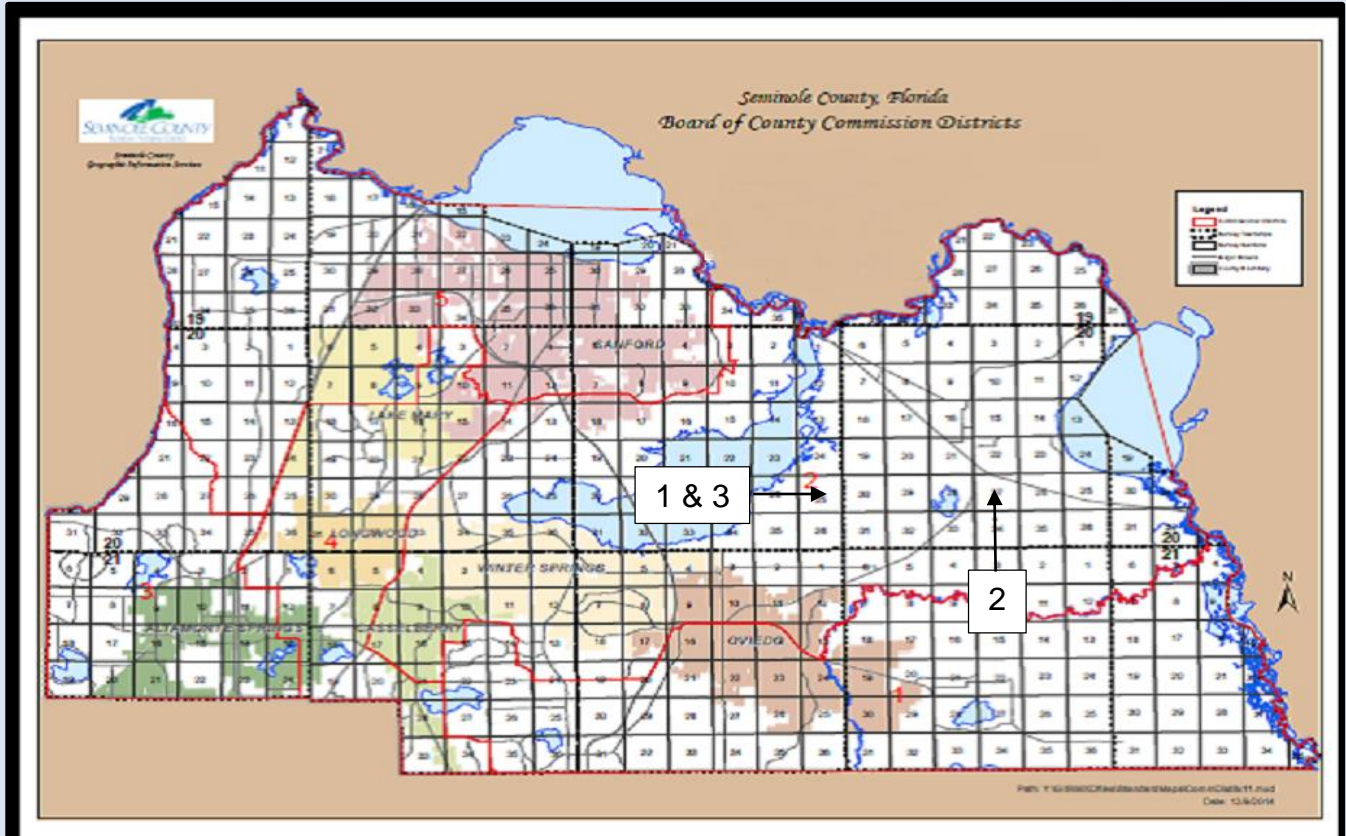
To Julie Hebert, Mary Robinson and Angi Kealhofer – *“The ladies were a great assistance today. I appreciate it very much.”* – Tony, Alliance Building Supply

To Marie Magaw – *“Great customer service.”* – Buddy, Homeowner

**DISTRICT TWO
MAY 2021
DEVELOPMENT SERVICES
PROJECTS**



**DRC / PRE-APPLICATIONS AND
PROJECTS STARTING CONSTRUCTION**



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **ST MARY & ARCHANGEL MICHAEL COPTIC ORTHODOX CHURCH SPECIAL EXCEPTION** – Request to amend the existing Special Exception by adding 5 buildings with parking and a soccer field to the existing church on 11.02 acres in the A-5 Zoning District; located on the north side of N County Road 426, east of Van Arsdale Street; Parcel I. D. # 25-20-31-5BA-0000-435A; (Hazem Ibrahim, St. Mary & Archangel Michael Coptic Orthodox Church, Applicant); (21-32000005); (Hilary Padin, Project Manager) – (May 5, 2021 DRC meeting)
2. **OVIEDO ESTATES AT LAKE MORAN PRELIMINARY SUBDIVISION PLAN** – Proposed Preliminary Subdivision Plan for 12 single family residential lots on 113.59 acres in the A-5 Zoning District; located on the east side of N County Road 426, south of E State Road 46; Parcel I. D. # 27-20-32-300-0130-0000++; (Ray Ekbatani, Oviedo Estates, LLC, Applicant, and Kim Fischer, Cycorp Engineering, Consultant); (21-55100005); (Joy Giles, Project Manager) – (May 19, 2021 DRC meeting)

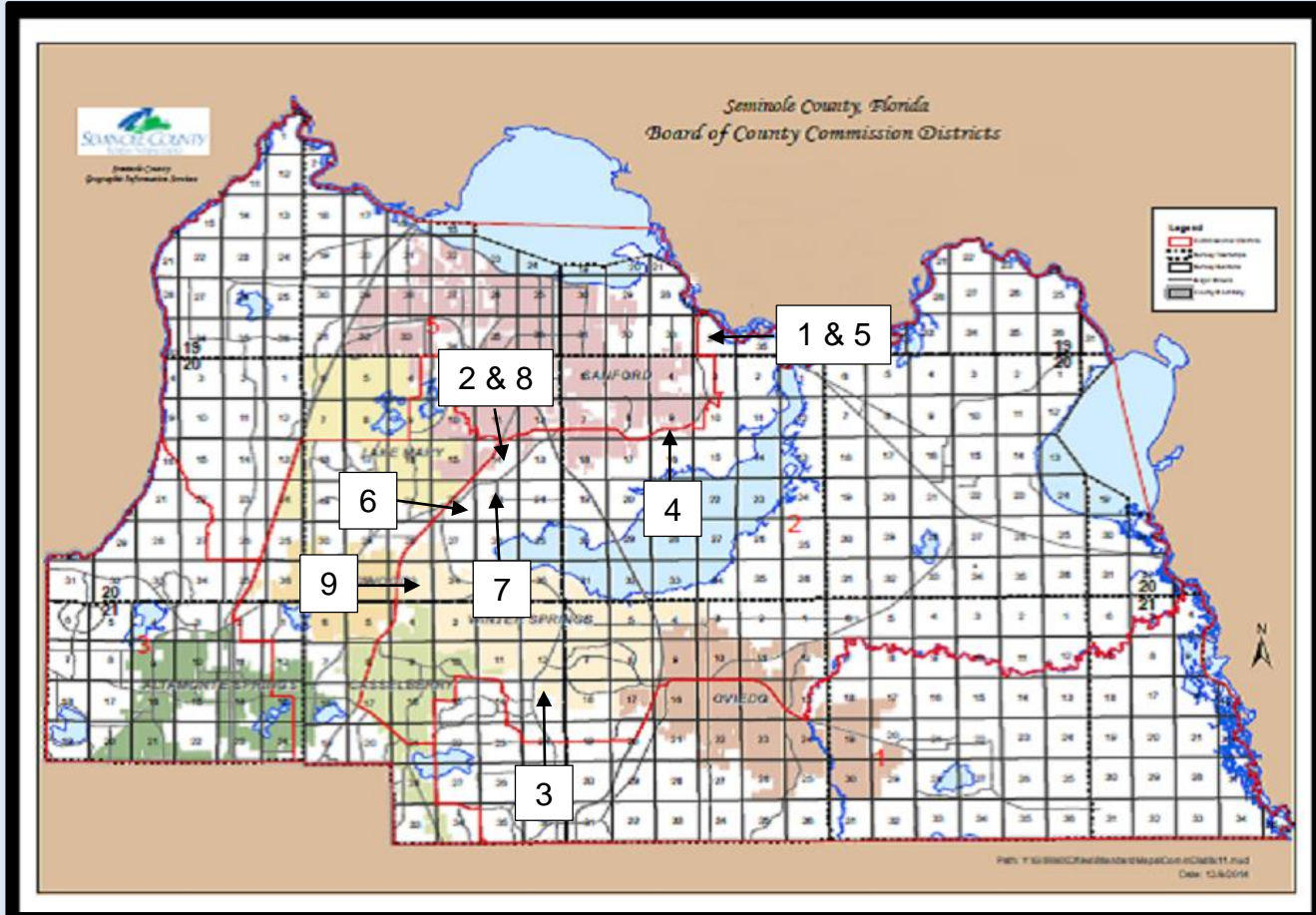
DRC / PRE-APPLICATIONS – Continued

3. **METCALF ESTATE RURAL PRELIMINARY SUBDIVISION PLAN** – Proposed Rural Preliminary Subdivision Plan for a 2 lot single family residential Development on 6.46 acres in the A-3 Zoning District; located southwest DeLeon Street and Howard Avenue; Parcel I. D. # 25-20-31-5BA-0000-032A; (Rocky Metcalf, Applicant); (21-55100006); (Annie Sillaway, Project Manager) – *(Comments Only – May 19, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

None for District 2

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION May 5, 2021

Countywide items:

MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *This item was continued to the June 2, 2021 meeting*

FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 2, 2021 meeting*

PLANNING AND ZONING COMMISSION – Continued

May 5, 2021

Countywide items (continued):

LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 2, 2021 meeting*

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *This item does not require action by the P & Z Commission and was provided to the P & Z for informational purposes only. It will be reviewed and considered by the Board of County Commissioners at the June 22 BCC meeting.*

1. **RIVER’S EDGE LARGE SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Large Scale Future Land Use Map Amendment from Suburban Estates and Planned Development to Planned Development, and the associated Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a seventy (70) lot single family residential subdivision on 134.67 acres, located on the east side of E Lake Mary Boulevard, approximately ½ mile north of S.R. 46; (Z2021-03) (American Development & Construction, Inc., Applicant) (Joy Giles, Project Manager) – *Recommended for Approval with conditions*

BOARD OF COUNTY COMMISSIONERS

May 11, 2021

Countywide items:

MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *This item was continued to the June 22, 2021 meeting*

FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 22, 2021 meeting*

LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 22, 2021 meeting*

BOARD OF COUNTY COMMISSIONERS – Continued

May 11, 2021

Countywide items (Continued):

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE

AMENDMENT – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *This item was continued to the June 22, 2021 meeting*

CODE ENFORCEMENT SPECIAL MAGISTRATE

May 13, 2021

2. **103 N SUNLAND DR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of July 14, 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.*

BOARD OF ADJUSTMENT

May 24, 2021

3. **1108 S. BLACK ACRE CT** – Request for: (1) a side yard (south) setback variance from twenty (20) feet to three (3) feet; and (2) a side yard (west) setback variance from twenty (20) feet to eight (8) feet for an accessory structure in the RC-1 (Country Homes) district; BV2021-38 (Frederick and Elizabeth Parker, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS

May 25, 2021

4. **CODE ENFORCEMENT SPECIAL MAGISTRATE LIEN** – Consider the request for a total waiver due to financial hardship, of the Code Enforcement Board lien of \$2,300.00 under the Lien Amnesty Program for Case # 04-31-CEB, on the property located at 3760 Jessup Ave., Sanford, Parcel No. 09-20-31-501-0200-0180, (Stanley F Thompson Applicant); (Patt Hughes, Project Manager) – *Lien reduced to the Administrative Costs of \$250.00 provided the reduced amount is paid within 30 days from the date of this meeting. If payment has not been received within 30 days, the lien will revert to the original amount of \$2,300.00.*

5. **RIVER’S EDGE LARGE SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** –

Consider a Large Scale Future Land Use Map Amendment from Suburban Estates and Planned Development to Planned Development, and the associated Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a seventy (70) lot single family residential subdivision on 134.67 acres, located on the east side of E Lake Mary Boulevard, approximately ½ mile north of S.R. 46; (Z2021-03) (American Development & Construction, Inc., Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD

May 27, 2021

6. **N DESIGN CT** – All fences shall be maintained in their original upright condition. Vincent Bavaro, Code Enforcement Officer. *Order Imposing Fine/Lien entered reducing the accrued fine from \$3,800.00 to the Administrative Costs of \$493.44, provided the reduced amount is paid on or before June 28, 2021. If the reduced amount is not paid within the time specified, the fine will revert to the original amount of \$3,800.00 and a lien will be imposed.*

7. **OFF HESTER 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. *The Respondent complied prior to the hearing.*

8. **209 BAMBOO DR** – Any other material or condition tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County. Vincent Bavaro, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

9. **1182 LAKE LUCERNE CIR** – 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. *Ownership of the property changed.*