



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

**BUILDING DIVISION**

Permits Issued	1,884
Inspections Performed	6,087
Certificates of Occupancy Issued	59

**PLANNING AND DEVELOPMENT DIVISION**

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

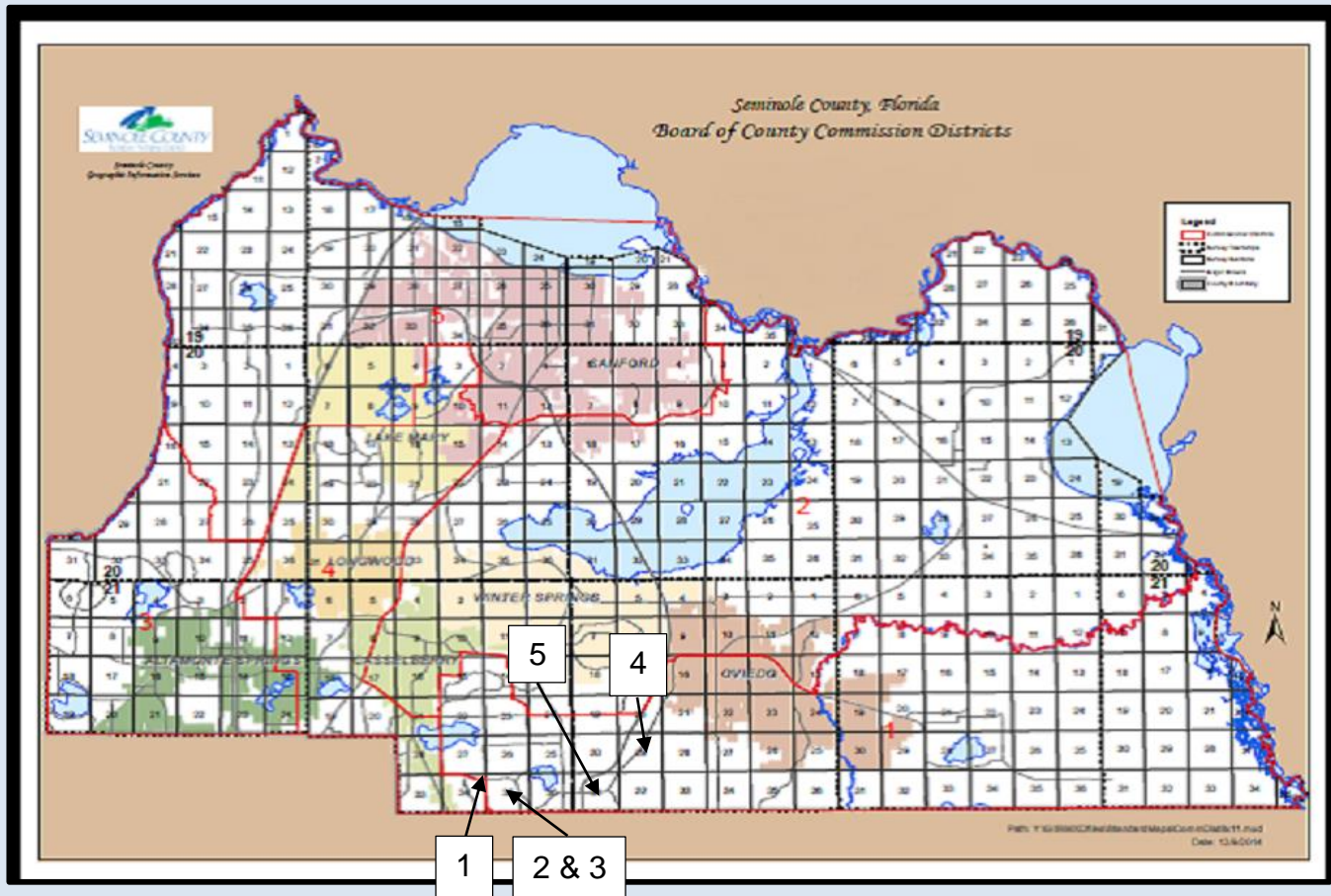
**Kudos from our Customers**

*To Jennifer Emanuel – “I called to schedule an inspection and was guided completely through the process of doing it online and was also told I could always call if I had any questions or problems. Jennifer walked me through the whole process with such a cheerful helping attitude. That is a good quality for people I have to look to for help. Thank you for that Seminole permitting”. – Rachael, Seminole County Citizen*

**DISTRICT ONE  
JANUARY 2021  
DEVELOPMENT SERVICES  
PROJECTS**



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



**Note: Site locations are approximate**

**DRC / PRE-APPLICATIONS**

1. **GREEN PHANTOM ECO DETAIL PRE-APPLICATION** – Proposed Site Plan and Planning Manager Determination to place a non-conventional car wash with a canopy structure on 11.95 acres in the C-1 Zoning District; located on the east side of Tuskawilla Road, south of Red Bug Lake Road; Parcel I. D. # 34-21-30-300-020B-0000; (Torek Thimpkins, Green Phantom, LLC, Applicant); (20-80000104); (Joy Giles, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*

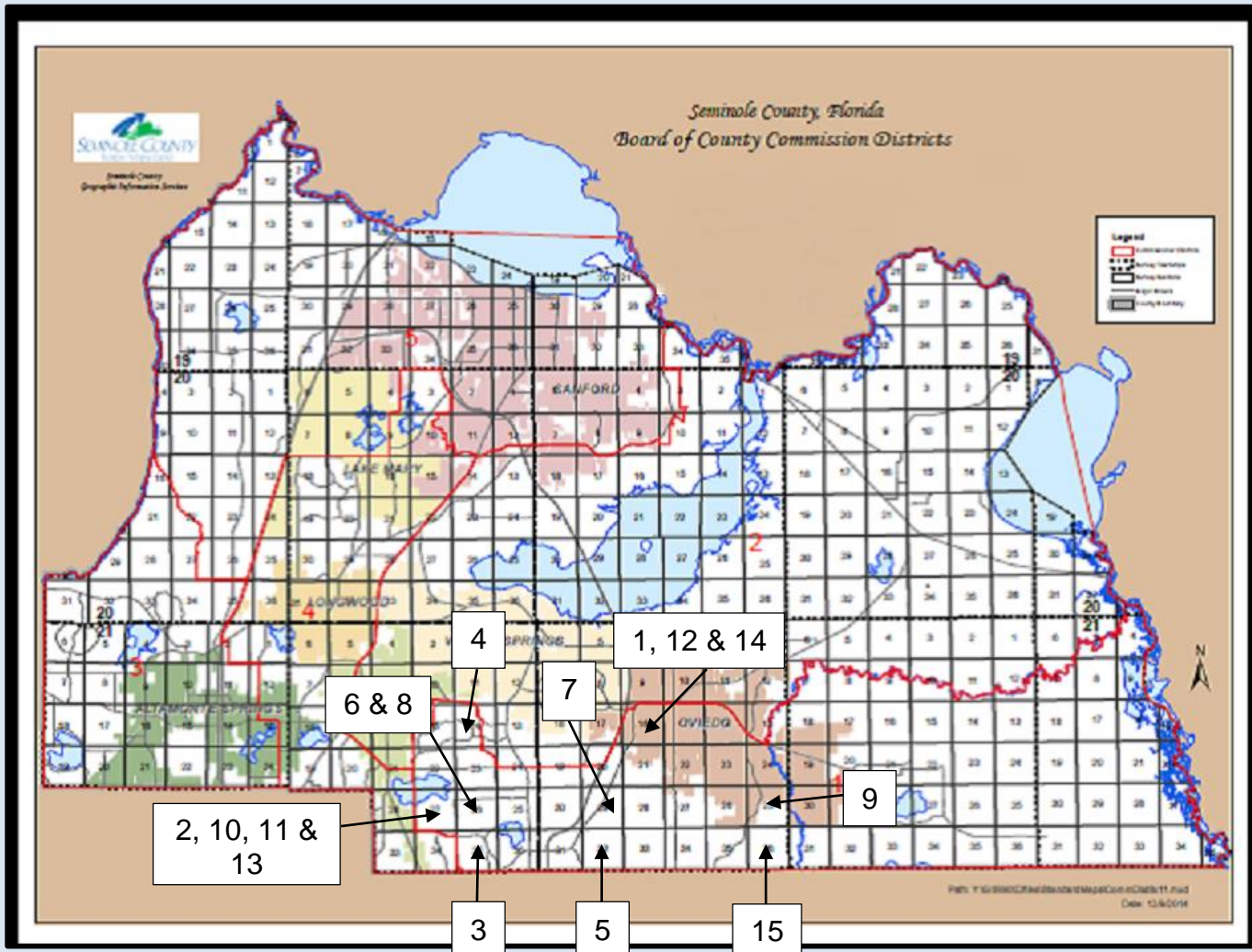
## **DRC / PRE-APPLICATIONS – Continued**

2. **LA AMISTA GENERATOR PAD & MECHANICAL SHED PRE-APPLICATION** – Proposed Site Plan to add a concrete generator pad and a mechanical shed within the landscape island adjacent to the existing building on 3.80 acres in the A-1 Zoning District; located northwest of Dodd Road and Howell Branch Road; Parcel I. D. # 35-21-30-300-013C-0000; (Jonathan Taylor, S&ME, Inc., Applicant); (20-80000111); (Joy Giles, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*
3. **MOSSY OAKS REPLAT PRE-APPLICATION** – Proposed Subdivision of the existing Lot into 4 single family residential lots on 2.66 acres in the R-1 Zoning District; located on the north side of Grove Avenue and Pine Lilly Circle; Parcel I. D. # 35-21-30-527-0000-0010; (James R. Shannon, Shannon Surveying, Applicant, and Nizam Khan, Go Construction Services, Consultant); (20-80000117); (Danalee Petyk, Project Manager) – *(January 20, 2021 DRC meeting)*
4. **JAMESTOWN ACRES PRE-APPLICATION** – Proposed Subdivision for 4 single family residential lots on 5.42 acres in the A-1 Zoning District; located on the north side of Walker Road, northeast of James Drive; Parcel I. D. # 29-21-31-300-021B-0000; (Jimmy Rampersaud, JRSK Holdings, LLC, Applicant); (21-80000002); (Danalee Petyk, Project Manager) – *(Comments Only – January 27, 2021 DRC meeting)*

## **PROJECTS STARTING CONSTRUCTION**

5. **AVILA PD (FKA NOMA PD) FINAL ENGINEERING** – Final Engineering Plan for 3 commercial lots on 17.73 acres in the Avila PD (FKA Noma PD).

## BOARD ITEMS



### PLANNING AND ZONING COMMISSION January 6, 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) – *Continued – new date unknown at this time*

**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) – *Continued to the February 3, 2021 P & Z meeting*

**PLANNING AND ZONING COMMISSION – Continued**

**January 6, 2021**

1. **GOLDENEYE SSFLUA AND PD MAJOR AMENDMENT REZONE** – Consider a Small Scale Future Land Use Map Amendment from Low Density Residential to Planned Development on 4.5 acres; and, Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) on 12.66 acres, located at the corner of Red Bug Lake Road and Goldeneye Point; (Z2020-033) (Steven Lipofsky, Applicant) (Joy Giles, Project Manager) – *Recommended for Approval*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

**January 14, 2021**

The meeting was cancelled due to the Tolling of Code Enforcement Action under the COVID-19 Local State of Emergency Declaration.

**BOARD OF ADJUSTMENT**

**January 25, 2021**

Countywide 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 March 22, 2021 meeting*

2. **2129 LAURELWOOD WAY** – Request for a side street (south) setback variance from fifteen (15) feet to five (5) feet for a privacy fence in the PD (Planned Development) district; BV2020-108 (Frank and Kaitlyn Garcia, Applicants) (Angi Kealhofer, Project Manager) – *Denied*

3. **8424 ANSON WAY** – Request for a side street (north) setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the PD (Planned Development) district; BV2020-113 (Alexander and Caroline Jimenez, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

4. **1639 AUGUSTA WAY** – Request for a height variance from six and one-half (6½) feet to eight (8) feet for a privacy fence in the PD (Planned Development) district; BV2020-119 (Belkis Rodriguez and Christopher Canet, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

5. **4248 REYNARD CT** – Request for a rear yard setback variance from thirty (30) feet to twenty-two (22) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2020-121 (James and Sarah Faust, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

6. **3018 ASH PARK PT** – Request for a side yard (west) setback variance from ten (10) feet to four (4) feet for a boat dock in the PD (Planning Development) district; BV2020-109 (Lawrence Katz and Lisa Pirillo, Applicants) (Hilary Padin, Project Manager) – *Continued to the February 22, 2021 meeting.*

7. **2858 ALOMA OAKS DR** – Request for a side street (east) setback variance from twenty (20) feet to fourteen (14) feet for a privacy fence in the R-1BB (Single Family Dwelling) district; BV2020-111 (Matthew and Hyonsuk Poe, Applicants) (Hilary Padin, Project Manager) – *Approved*

**BOARD OF ADJUSTMENT – Continued**  
**January 25, 2021**

8. **1042 PRINCESS GATE BLVD** – Request for a side street (east) setback variance from twenty-five (25) feet to eight (8) inches for a privacy fence in the R-1A (Single Family Dwelling) district; BV2020-116 (Shane and Fiona Murphy, Applicants) (Hilary Padin, Project Manager) – *Approved*
9. **2641 ESTUARY LP** – Request for a side street (west) setback variance from fifteen (15) feet to eight (8) feet for a privacy fence in the PD (Planned Development) district; BV2020-124 (Karuppuswamy Karuppaiya and Sivapriya Baskaran, Applicants) (Hilary Padin, Project Manager) – *Denied*

**BOARD OF COUNTY COMMISSIONERS**  
**January 26, 2021**

Countywide item:

**COUNTY NATURAL LANDS CORRECTIVE SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONE** – Consider an Ordinance adopting Small Scale Future Land Use Map Amendments from Low Density Residential (LDR) and Rural-5 (R5) to Preservation/Managed Lands (PML) on three parcels totaling approximately 8 acres located in the Lake Harney Wilderness Area and Overlook Park as part of the overall County owned and maintained Natural Lands areas Rezone; and consider an Ordinance adopting rezonings from A-1 (Agriculture), A-5 (Rural), A-10 (Rural), C-2 (Retail Commercial), PD (Planned Development), M-1 (Industrial), M-1A (Very Light Industrial), PLI (Public Lands and Institutions), and R-1 (Single Family Dwelling) to PLI (Public Lands and Institutions) for the County owned and maintained Natural Lands areas to remove inconsistent zoning classifications and existing development entitlements and limit the allowed uses on the properties to public parks, parkways, and reserves, on approximately 7,540 total acres; (Z2020-28/09.20SS.04) (Richard Durr, Seminole County Leisure Services, Applicant) Countywide (Danalee Petyk, Project Manager) – *Approved*

10. **RELEASE OF MAINTENANCE BOND FOR HAWK'S CREST PHASE 1 (PRIVATE)** – Authorize release of Maintenance Bond #SUR0028190 for a private road in the amount of \$614,890.00 for Hawk's Crest Phase 1; (Meritage Homes, Applicant) (Danalee Petyk, Project Manager) – *Approved*

11. **RELEASE OF MAINTENANCE BOND FOR HAWK'S CREST PHASE 1 (PUBLIC)** – Authorize release of Maintenance Bond #SUR0028191 for streets, curbs, and storm drains, in the amount of \$59,023.33 for Hawk's Crest Phase 1; (Meritage Homes, Applicant) (Danalee Petyk, Project Manager) – *Approved*

12. **RELEASE OF PERFORMANCE BOND FOR CHAPMAN PINES** – Authorize release of Performance Bond #LICX1184528 for roads, streets, and drainage, in the amount of \$147,437.54 for Chapman Pines; (Pulte Home Company, LLC, Applicant) (Danalee Petyk, Project Manager) – *Approved*

13. **RELEASE OF PERFORMANCE BOND FOR MEADOWS AT HAWK'S CREST (PHASE 2)** – Authorize release of Performance Bond #SU1153491 for roads and sewer systems, in the amount of \$417,856.45 for Meadows at Hawk's Crest (Phase 2); (Taylor Morrison of Florida, Inc., Applicant) (Danalee Petyk, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**

**January 26, 2021**

14. **GOLDENEYE SSFLUA AND PD MAJOR AMENDMENT REZONE** – Consider a Small Scale Future Land Use Map Amendment from Low Density Residential to Planned Development on 4.5 acres; and, Consider a Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) on 12.66 acres, located at the corner of Red Bug Lake Road and Goldeneye Point; (Z2020-033) (Steven Lipofsky, Applicant) (Joy Giles, Project Manager) – *Approved*
15. **RED EMBER ESTATES PD MAJOR AMENDMENT AND REZONE** – Consider a PD Major Amendment and Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a single family residential subdivision on 50.49 acres, located on the east side of Old Lockwood Road, ½ mile south of Lockwood Boulevard; (Z2020-31) (Raymond Harrison, Applicant) (Danalee Petyk, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**

**January 28, 2021**

The meeting was cancelled due to the Tolling of Code Enforcement Action under the COVID-19 Local State of Emergency Declaration.