



**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

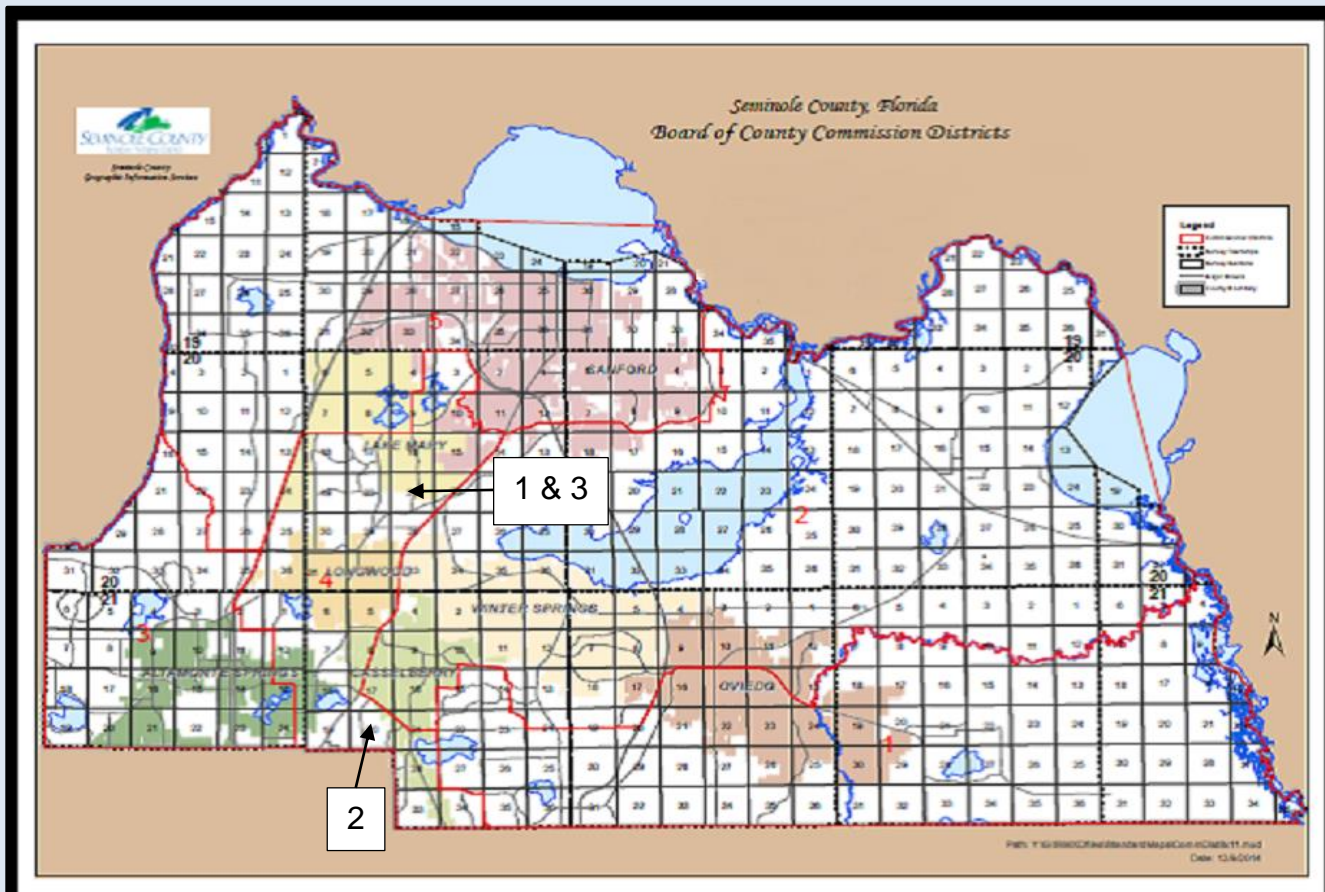
**Kudos from our Customers**

*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 FOUR JANUARY 2021 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

## DRC / PRE-APPLICATIONS

1. **GENERAL HUTCHISON PKWY (751) PRE-APPLICATION** – Proposed Site Plan for a construction company office and warehouse with outdoor fenced storage, parking, and a temporary modular construction office on 3.93 acres in the C-2 Zoning District; located on the south side of General Hutchison Parkway, east of Timocuan Way; Parcel I. D. # 21-20-30-5AP-0000-0680; (Scott Garrett, Boss Commercial Real Estate, Applicant); (20-80000110); (Danalee Petyk, Project Manager) – (Comments only – January 6, 2021 DRC meeting)

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

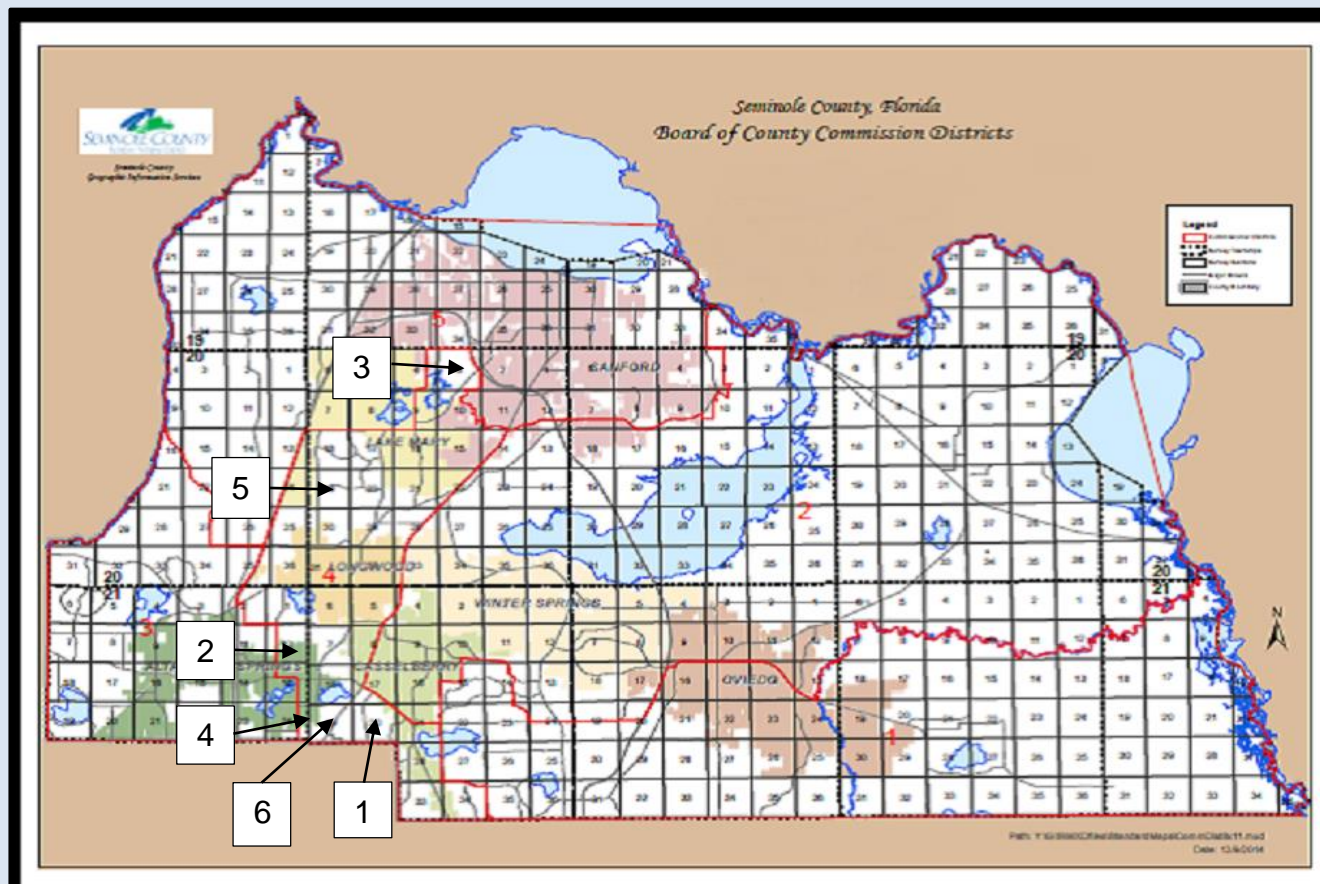
2. **ENGLISH ESTATES ASSISTED LIVING FACILITY PRE-APPLICATION** – Proposed Special Exception to increase the number of residents in the existing assisted living facility from 6 to 8 on 0.26 acres in the R-1AA Zoning District; located northeast of Oxford Road and Derbyshire Road; Parcel I. D. # 20-21-30-503-0E00-0170; (Roseline C. Clerge, English Estates ALF, Applicant and Troy V. Nguyen, Consultant); (Angi Kealhofer, Project Manager) – *(January 13, 2021 DRC meeting)*

3. **NIDY SPORTS PRE-APPLICATION** – Proposed Site Plan to construct a 4,000 sq. ft. office building with parking in addition to the existing 9,400 sq. ft. building to be used for storage on 3.93 acres in the C-2 Zoning District; located on the south side of General Hutchison Parkway, east of Timocuan Way; Parcel I. D. # 21-20-30-5AP-0000-0680; (Maverik VonHerbulis, McKee Construction, Applicant); (21-80000006); (Danalee Petyk, Project Manager) – *(January 27, 2021 DRC meeting)*

## **DRC PROJECTS STARTING CONSTRUCTION**

None for District 4

## BOARD ITEMS



**Note:** Site locations are approximate

### 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*



**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) – *This item was continued to the March 22 BOA meeting*

1. **1241 OXFORD RD** – Request for a side yard (south) setback variance from ten (10) feet to seven and one-half (7½) feet for a pool screen enclosure in the R-1AA (Single Family Dwelling) district; BV2021-115 (Rebecka Rodriguez and Shenandoah Moore, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
2. **601 E. HIGHLAND ST** – Request for (1) a side street (west) setback variance from twenty-five (25) feet to fifteen (15) feet; and (2) a side yard (north) setback variance from ten (10) feet to five (5) feet for a detached garage in the R-1AA (Single Family Dwelling) district; BV2020-117 (Jane Sharkey and Miguel Botto, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
3. **3127 DELLCREST PL** – Request for a rear yard setback variance from twenty (20) feet to ten (10) feet for an addition in the PD (Planned Development) district; BV2020-123 (Debra Rizzo, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
4. **160 E. FAITH TERR** – Request for a side yard (east) setback variance from ten (10) feet to 7.8 feet for an addition in the R-1AA (Single Family Dwelling) district; BV2020-114 (Benjamin Harrison, Applicant) (Hilary Padin, Project Manager) – *Approved*
5. **593 WHITTINGHAM PL** – Request for a side street (south) setback variance from twenty (20) feet to four (4) feet for a privacy fence in the PD (Planned Development) district; BV2020-118 (Brian and Laura Wheeler, Applicants) (Hilary Padin, Project Manager) – *Approved*
6. **100 O'BRIEN RD** – Request for a Special Exception to allow a mechanical garage/auto repair in the C-2 (Retail Commercial) district; BS2020-10 (James C. Harrelson, Applicant) (Kathy Hammel, Project Manager) – *Approved*

**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*

**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.