



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

**BUILDING DIVISION**

Permits Issued	3,349
Inspections Performed	8,781
Certificates of Occupancy Issued	115

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	17
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	2
Small Site Plans	1
Site Plans	3
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	1
Minor Plat	0
Land Split	1
Vacates	4
Variances	5
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	24

**Kudos from our Customers**

To Julie Hebert, Hilary Padin and the Planning Division – *“Everyone in the Planning Office has been wonderful.” – Dan, Homeowner*

To Rebecca Hammock and Bill Wharton – *“My group (Smart Development) and Rural Seminole both very much appreciate your efforts and want to thank you for the long hours you have been putting in on the impact fees” – George, Smart Development*

To Ruth Golsteyn – *“I believe customer service is so important, no matter what your job is. So when I run into people that are great at it, I like to make sure they know as well as their boss or company” – Pamela, Competitive Edge Partners*

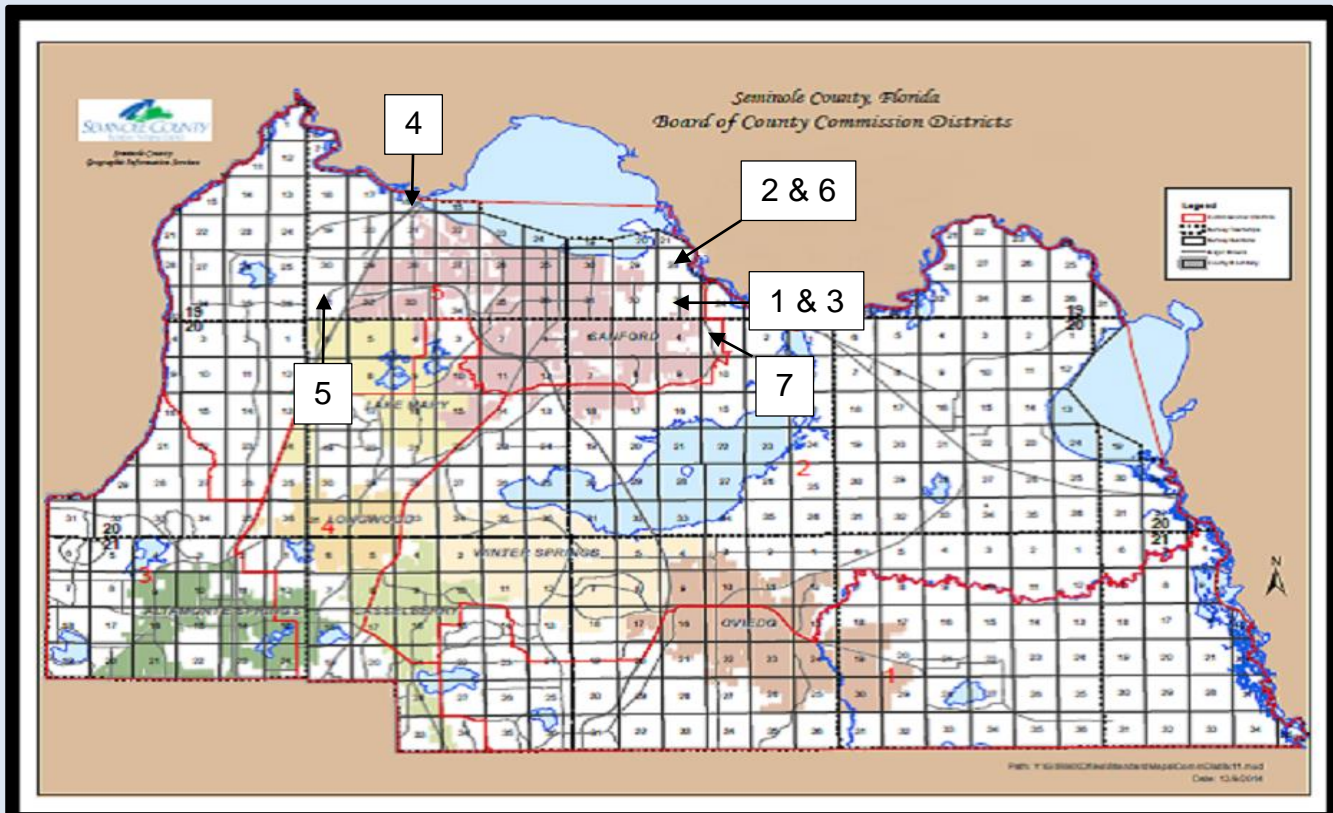
To Liz Parkhurst – *“Liz at the Seminole County Building Department is an angel and one of the most competent folks I have dealt with in county government.” – Tracie, Lake Forest*

To Amie Brown – *“Amie is very knowledgeable and is amazing at customer service.” – Homeowner*

**DISTRICT FIVE  
JUNE 2021  
DEVELOPMENT SERVICES  
PROJECTS**



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



**Note: Site locations are approximate**

**DRC / PRE-APPLICATIONS**

- 1. EASTGROVE (FKA CAMERON HEIGHTS VILLAGE B) AMENITY CENTER SITE PLAN** – Proposed Site Plan to build an amenity center for the existing residential subdivision on 0.46 acres in the Cameron Heights PD Zoning District; located on the northeast corner of Sipes Avenue and Oneal Street; Parcel I. D. # 33-19-31-519-0R10-0000; (Larry Dale, Eastgrove Community Association, Inc., Applicant, and Marc C. Stehli, Poulos & Bennett, LLC, Consultant); (21-06000027); (Joy Giles, Project Manager) – *(Comments Only – June 16, 2021 DRC meeting)*

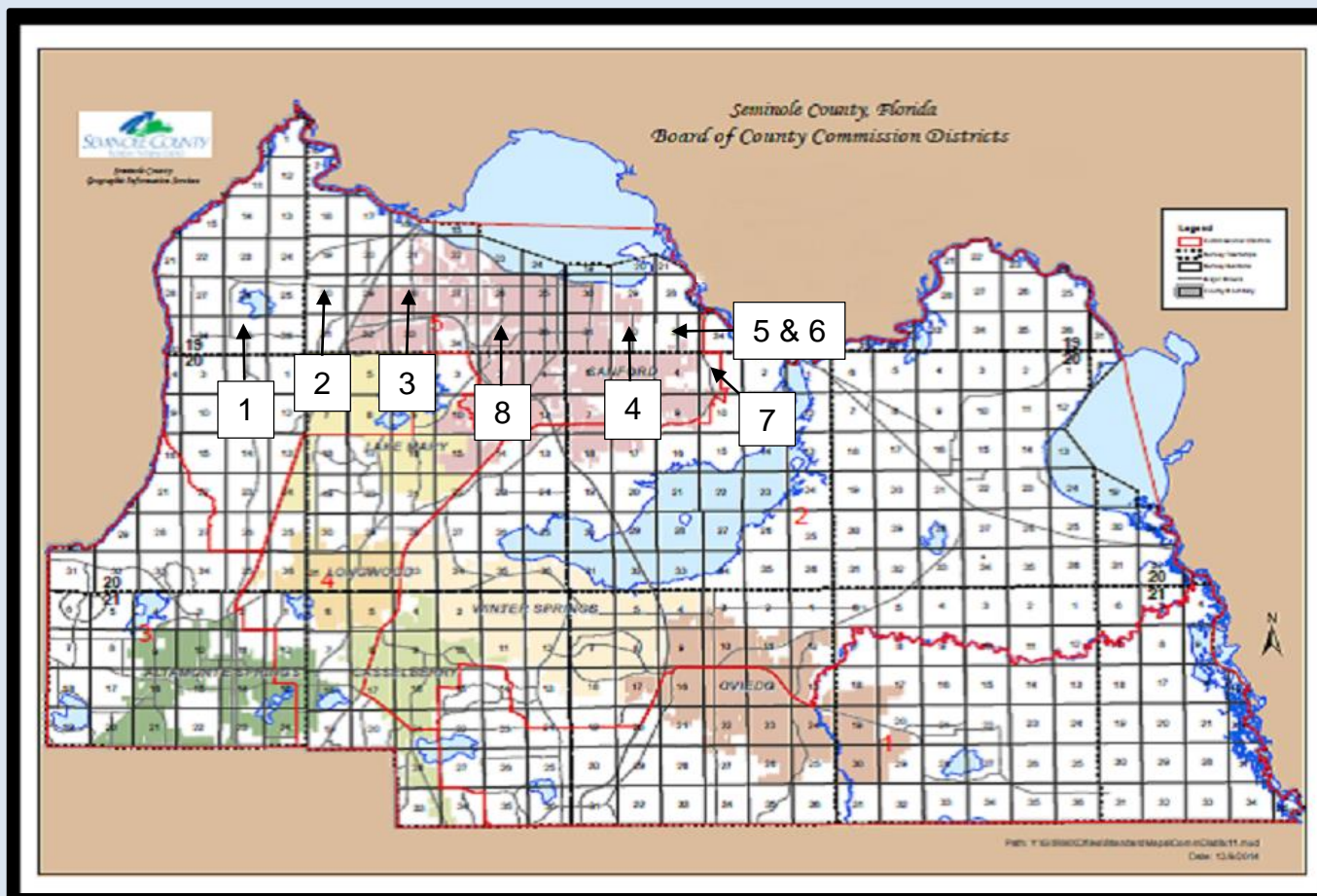
## **DRC / PRE-APPLICATIONS – Continued**

2. **RIVERSIDE OAKS PD MAJOR AMENDMENT** – Proposed PD Major Amendment for an additional 22.60 acres to be added into the Riverside Oaks PD Zoning District; located north of Celery Avenue and N Beardall Avenue; Parcel I. D. # 28-19-31-300-0180-0000; (Mark McIntosh, Toll Brothers, LLC, Applicant, and Geoffrey Summit, G L Engineering, Inc., Consultant); (21-20500001); (Joy Giles, Project Manager) – *(Comments Only – June 23, 2021 DRC meeting)*
3. **BEARDALL BUSINESS PARK PRE-APPLICATION** – Proposed Site Plan for a light industrial business park 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); (21-80000059); (Annie Sillaway, Project Manager) – *(Comments Only – June 23, 2021 DRC meeting)*
4. **DOLGNER PL (1500) SITE IMPROVEMENTS PRE-APPLICATION** – Proposed Site Plan for the required site improvements for multiple future warehouses and parking within a 3.25 acre fenced area on 24.30 acres in the M-1 Zoning District; located northwest of Dolgner Place and Orange Boulevard; Parcel I. D. # 16-19-30-5AB-0100-1500+; (Andrew Van Gale, Seminole County Port Authority, Applicant, and Darren Walshaw, CPH, Inc., Consultant); (21-80000066); (Joy Giles, Project Manager) – *(Comments Only – June 30, 2031 DRC meeting)*
5. **NOVEL PARKWAY LOT 2 PD FINAL DEVELOPMENT PLAN** – Proposed PD Final Development Plan for a commercial development on 12.80 acres in the Novel Parkway PD Zoning District; located southwest of Wilson Road and International Parkway; Parcel I. D. # 31-19-30-300-003A-0000+; (Tim Graff, Crescent Acquisitions, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-20500017); (Joy Giles, Project Manager) – *(Project Withdrawn by Applicant)*

## **PROJECTS STARTING CONSTRUCTION**

6. **RIVERSIDE OAKS AMENITY BOAT RAMP SITE PLAN** – Site Plan for an 8,676 sq. ft. boat dock on 6.76 acres in the Riverside Oaks PD zoning district.
7. **PARK 4 DAYZ ADDITION SITE PLAN** – Site Plan for a parking lot on 8.91 acres in the M-1 zoning district.

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION

June 2, 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) – *Recommended for Denial*

**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) – *Recommended for Approval*

**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) – *Recommended for Approval*

**PLANNING AND ZONING COMMISSION – Continued**  
**June 2, 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 did not require action by the P & Z Commission. It was provided for information only*

**SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE** – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and final determination by the Board of County Commissioners (Mary Moskowitz, Project Manager) – *At the request of staff, this item was continued to an undetermined date*

**BOARD OF COUNTY COMMISSIONERS**  
**June 8, 2021**

**IMPACT FEES WORKSHOP # 2** – Pursuant to HB 337 Impact Fees, a workshop to review proposed ordinances and a resolution amending impact fee provisions and rates and to discuss the extraordinary circumstances necessitating the need to exceed the impact fee percentage increase limitations set in HB 337 for Fire and Rescue, and Library Impact Fees, the Mobility Fee (replacing the Road Impact Fees) and the Water and Wastewater Connection Fees. Countywide (Rebecca Hammock, Project Manager)

**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**June 11, 2021**

1. **1700 LAKE MARKHAM RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of August 12, 2021, to submit plans to the Building Division by August 2, 2021 and obtain a permit by September 19, 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.*
2. **5428 FACTORS WALK DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*

**BOARD OF COUNTY COMMISSIONERS**  
**June 22, 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) – *Approved*

**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) – *Approved*

**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) – *Approved*

**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) – *Approved*

**EAST LAKE MARY BLVD. SMALL AREA STUDY UPDATE** – David Nelson with Renaissance Planning will present an update on the status of the East Lake Mary Boulevard Small Area Study.

3. **PERFORMANCE BOND RELEASE RIVER RUN PRESERVE** – Authorize release of Maintenance Bond #1075033 in the amount of \$19,620.84 for streets, curbs and storm drains for Towns at White Cedar subdivision; (M/I Homes of Orlando, LLC, Applicant) (Jeff Hopper, Project Manager) – *Approved*

4. **NUISANCE ABATEMENT** – Consider adoption of a Resolution issuing an Order to: declare the existence of a Public Nuisance at 2330 Church Street, Sanford; require corrective action by July 22, 2021; and authorize necessary corrective action by the County in the event the Nuisance is not abated by the record owner. (Liz Parkhurst, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**  
**June 24, 2021**

This meeting was canceled due to the F.A.C.E. conference.

**BOARD OF ADJUSTMENT**  
**June 28, 2021**

5. **2039 WHITE PELICAN TERR** – Request for a side street (west) setback variance from twenty (20) feet to ten (10) feet for a privacy fence in the PD (Planned Development) district; BV2021-42 (Elisa Villane, Applicant) (Hilary Padin, Project Manager) – *Approved*
  
6. **SIPES AVENUE (LOT 1)** – Request for a side street (north) setback variance from twenty-five (25) feet to 7.7 feet for a single family residence in the R-1 (Single Family Dwelling) district; BV2021-47 (Travis Barr, Applicant) (Hilary Padin, Project Manager) – *Approved*
  
7. **3868 E. LAKE MARY BLVD** – Request for: (1) a side yard (south) setback variance from ten (10) feet to zero (0) feet for a leasing office; (2) a front yard (west) setback variance from fifty (50) feet to twenty-five (25) feet for a covered parking structure; and (3) a side yard (south) setback variance from ten (10) feet to zero (0) feet for a covered parking structure in the M-1 (Industrial) district; BV2021-52 (Park 4 Dayz II, LLC, Applicant) (Hilary Padin, Project Manager) – *Approved*
  
8. **1582 DIXIE WAY**– Request for a rear yard setback variance from thirty (30) feet to twelve (12) feet for a single family residence in the R-1 (Single Family Dwelling) district; BV2021-43 (Habitat for Humanity, Applicant) (Angi Kealhofer, Project Manager) – *Approved*