



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

**BUILDING DIVISION**

Permits Issued	2,404
Inspections Performed	7,252
Certificates of Occupancy Issued	87

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	4
Land Use Amendments	0
Land Use Amendments & Rezones	1
Land Use Amendments & PD Rezones	0
Rezones	1
PD Rezones	1
Small Site Plans	4
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	0
Minor Plat	0
Land Split	0
Vacates	1
Variances	13
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	5
New Code Enforcement Cases Opened	15

**Kudos from our Customers**

To Joy Giles – *“You were very helpful, efficient, understanding and gave excellent customer service”*  
– Yvonne, Homeowner

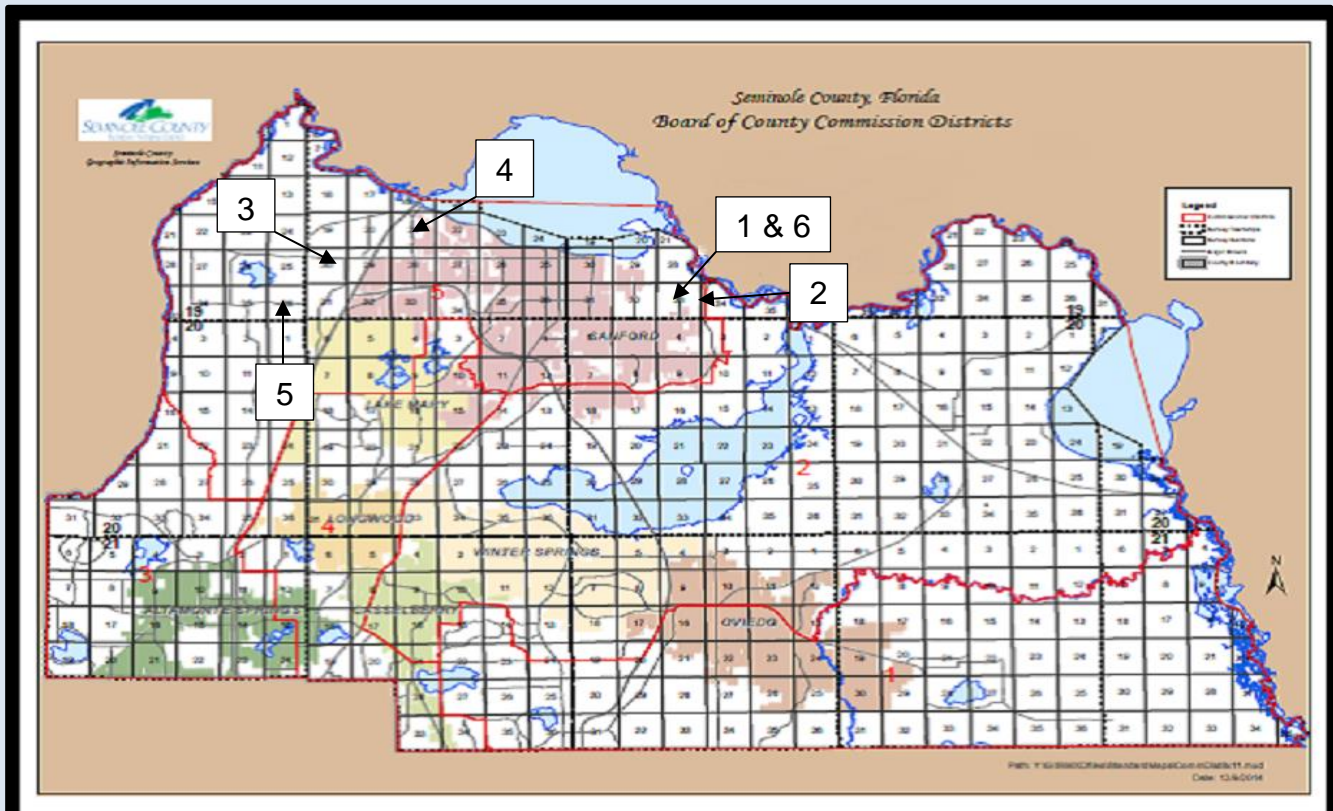
To Tiffany Owens – *“Tiffany really tried to help me out. Your office is so nice! Thank you!”* – Yvonne, Homeowner

To Kara Yeager – *“You met my expectations with great customer service!”* – Elizabeth, Homeowner

# DISTRICT FIVE OCTOBER 2021 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

### DRC / PRE-APPLICATIONS

- 1. MAIN MEADOWS 2 ATTAINABLE HOUSING DEVELOPMENT PRE-APPLICATION** – Proposed 5 lot single family residential attainable housing subdivision on 0.92 acres in the A-1 Zoning District; located southeast of Main Street and Sipes Avenue; Parcel I. D. # 33-19-31-300-0970-0000; (RT Hillery, Florida Spec, Inc., Applicant); (21-80000104); (Annie Sillaway, Project Manager) – (October 6, 2021 DRC meeting)
- 2. TRUE HEALTH CENTER PRE-APPLICATION** – Proposed Site Plan for a healthcare facility and office on 4.96 acres in the C-3 Zoning District; located northwest of Blue Rock Drive and E Lake Mary Boulevard; Parcel I. D. # 34-19-31-300-002A-0000; Janelle Dunn, Central Florida Family Health Center, Inc., Applicant, and Regan O’Laughlin, Kimley-Horn and Associates, Inc., Consultant); (21-80000105); (Joy Giles, Project Manager) – (October 6, 2021 DRC meeting)

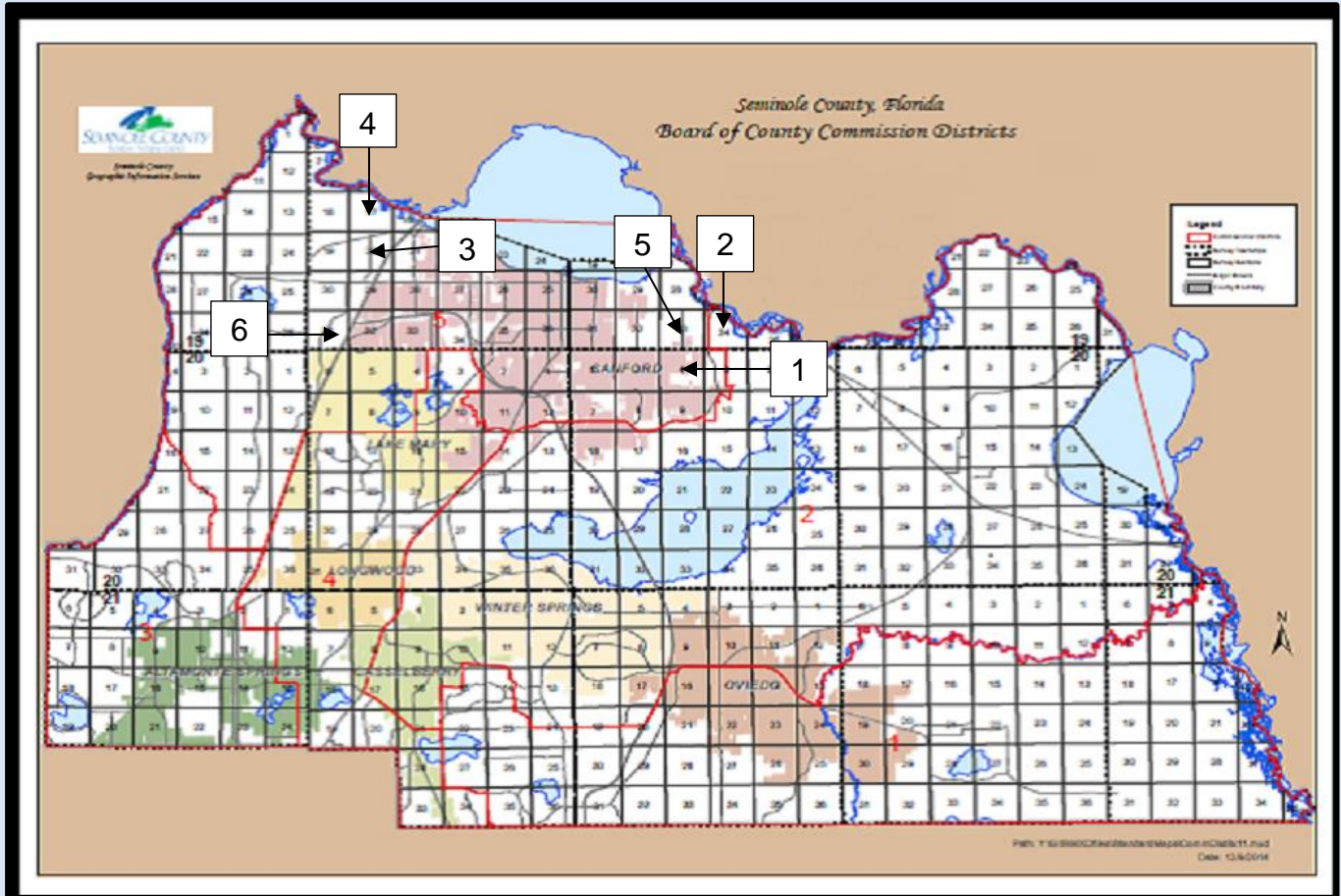
## DRC / PRE-APPLICATIONS – Continued

3. **TEMPORARY GOLF CART STORAGE SHED PRE-APPLICATION** – Proposed Site Plan for a temporary golf cart storage shed on 7.76 acres in the Ligionier Ministries PD Zoning District; located southeast of Wayside Drive and Ligionier Court; Parcel I. D. # 30-19-30-522-0000-0010; (Doug Marchand, Saint Andrew’s Chapel, Applicant); (21-80000103); (Annie Sillaway, Project Manager) – *(Comments Only – October 6, 2021 DRC meeting)*
4. **SANFORD I-4 CENTER PHASE 2 PD MAJOR AMENDMENT** – Proposed PD Major Amendment for a self-storage facility including truck parking on 8.18 acres in the Sanford I-4 Center PD Zoning District; located on the northwest corner of Monroe Road and School Road; Parcel I. D. # 21-19-30-511-0000-0020+; (Razikov Abduvosit, Dan Realty Group, LLC, Applicant, and Bryan Potts, Tannath Design, Inc., Consultant); (21-20500025); (Annie Sillaway, Project Manager) – *(October 13, 2021 DRC meeting)*
5. **SYLVAN ESTATES FINAL ENGINEERING PLAN** – Proposed Final Engineering Plan for 12 single family residential lots on 4.82 acres in the Sylvan Estates PD Zoning District; located on the south side of S Sylvan Lake Drive, west of Orange Avenue; Parcel I. D. # 36-19-29-300-010A-0000; (Winston Schwartz, WJ Homes, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-55200009); (Joy Giles, Project Manager) – *(Comments Only – October 20, 2021 DRC meeting)*
6. **SIPES AVE GENERAL COMMERCIAL PRE-APPLICATION** – Proposed Site Plan for an 1,800 sq. ft. commercial building on 0.18 acres in the C-1 Zoning District; located south of Kings Road and east of Sipes Road; Parcel I. D. # 33-19-31-507-0000-1460; (Travis Barr, TD Barr Construction, Applicant); (21-80000114); (Annie Sillaway, Project Manager) – *(Comments Only – October 20, 2021 DRC meeting)*

## PROJECTS STARTING CONSTRUCTION

None for District 5

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION October 6, 2021

None for District 5

### BOARD OF COUNTY COMMISSIONERS October 12, 2021

Countywide items:

**COMPREHENSIVE PLAN TEXT AMENDMENT: INTRODUCTION ELEMENT AND PROPERTY RIGHTS ELEMENT** – Consider an Ordinance amending the text of the Introduction Element of the Seminole County Comprehensive Plan to revise the definition of Net Buildable Acres, and create a separate Property Rights Element of the Comprehensive Plan, in accordance with mandates set forth in Chapter 163 of the Florida Statutes (Seminole County Planning and Development, Applicant) Countywide (Dagmarie Segarra, Project Manager) – *The Property Rights Element portion of this request was transmitted to State and Regional review agencies and the Net Buildable Acres portion was continued to the November 9, 2021 BCC meeting.*



**BOARD OF COUNTY COMMISSIONERS – Continued**  
**October 12, 2021**

Countywide items (Continued):

**LAND DEVELOPMENT CODE UPDATE WORK SESSION** – Work session to review proposed Land Development Code revisions related to missing middle housing strategies, parking garage screening and other issues. (Rebecca Hammock, Development Services Director)

1. **BEARDALL AVENUE PD MAJOR AMENDMENT REZONE** – Consider a Rezone from PD (Planned Development) to PD (Planned Development) on 5.94 acres for office and warehouse uses, located on the west side of Beardall Avenue, approximately 500 feet north of Moores Station Road; (Z2021-24) (Bryan Potts, Applicant) (Joy Giles, Project Manager) – *Approved*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**October 14, 2021**

2. **108 TANGERINE DR** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of January 12, 2022, 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**  
**October 25, 2021**

3. **4618 REDMOND PL** – Request for a height variance from six and one-half (6½) feet to eight (8) feet for a fence in the PD (Planned Development) district; BV2021-75 (Patsy Mathura, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

4. **4557 DULWIK PL** – Request for a side street (east) setback variance from fifteen (15) feet to ten (10) feet for a privacy fence in the PD (Planned Development) district; BV2021-78 (Tarik Gibson & Theresa Kingsberry, Applicants) (Hilary Padin, Project Manager) – *Approved*

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

Countywide items:

**EAST LAKE MARY BLVD. SMALL AREA STUDY** – East Lake Mary Blvd. Small Area Study Final Findings Update. (David Nelson, Renaissance Planning) – *Additional changes were requested. The final study will be brought back for BCC acceptance at a future meeting*

**BOARD OF COUNTY COMMISSIONERS – Continued**  
**October 26, 2021**

Countywide items (Continued):

**SECOND AMENDMENT TO ROAD IMPACT FEE/ MOBILITY FEE INTERLOCAL AGREEMENT WITH LONGWOOD** – Second Amendment to Road Impact Fee/ Mobility Fee Interlocal Agreement between Seminole County and the City of Longwood (Rebecca Hammock, Development Services) – *Approved*

5. **RIVERBEND AT CAMERON HEIGHTS PHASE 4 FINAL PLAT** – Approve the plat for the Riverbend at Cameron Heights Phase 4 subdivision containing sixty-seven (67) lots on 14.58 acres zoned PD (Planned Development), located on the west side of Cameron Avenue, south of Blue Rock Drive; (Forestar Real Estate Group, Applicant) (Joy Giles, Project Manager) – *Approved*

6. **NOVEL PARKWAY FINAL PLAT** – Approve the plat for the Novel Parkway subdivision containing three (3) lots on 14.75 acres zoned Planned Development, located southwest of the Wilson Road and International Parkway intersection; (Crescent Acquisitions, Applicant) (Joy Giles, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**  
**October 28, 2021**

This meeting was cancelled.