



**COUNTYWIDE  
MARCH 2015  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	9
Rezones – PD	0
Rezones	1
Land Use Amendment	0
Small Site Plans	1
Site Plans	4
Subdivision – PSP	0
Subdivision – Plats	3
Subdivision – Engineering	1
Minor Plat	0
Vacates	1
Special Events, Arbor, Special Exceptions, Minor Amendments	7

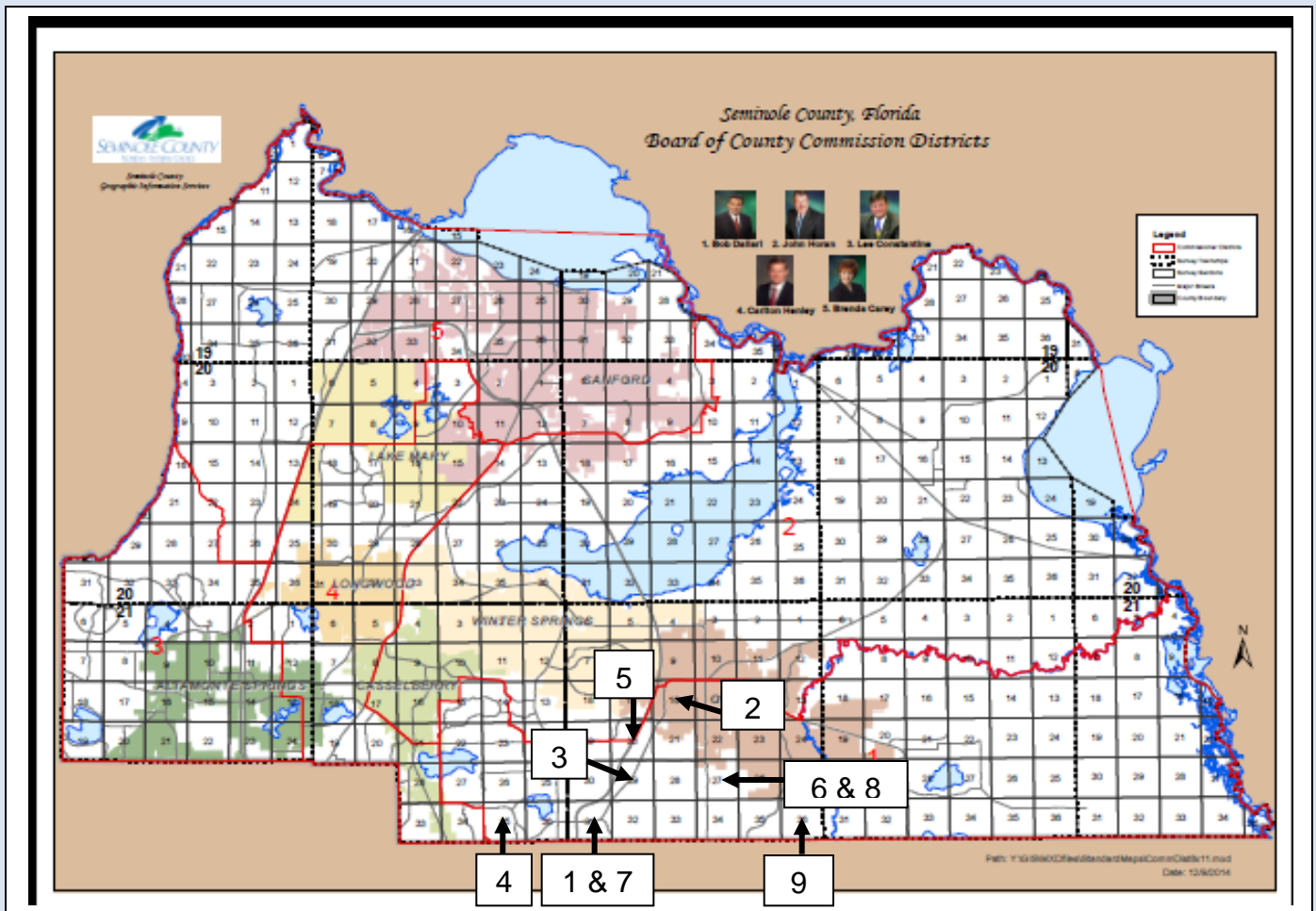
**BUILDING DIVISION**

Permits Issued	2,037
Inspections Performed	5,167
Certificates of Occupancy Issued	33

**DISTRICT ONE  
MARCH 2015  
DEVELOPMENT SERVICES  
PROJECTS**



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



**Note: Site locations are approximate**

1. **ALOMA TOWNHOMES - PD REZONE** – Proposed Rezone and Future Land Use Amendment from A-1 zoning to PD for Townhomes located on 9 acres at the southeast corner of SR 417 and Aloma Avenue; Parcel ID # 31-21-31-501-0000-004A; (Dustin Lucas, JEL Land Development, Applicant); BCC District 1 - Dallari; (15-20500003) (Joy Giles, Project Manager). (March 4, 2015 DRC meeting)

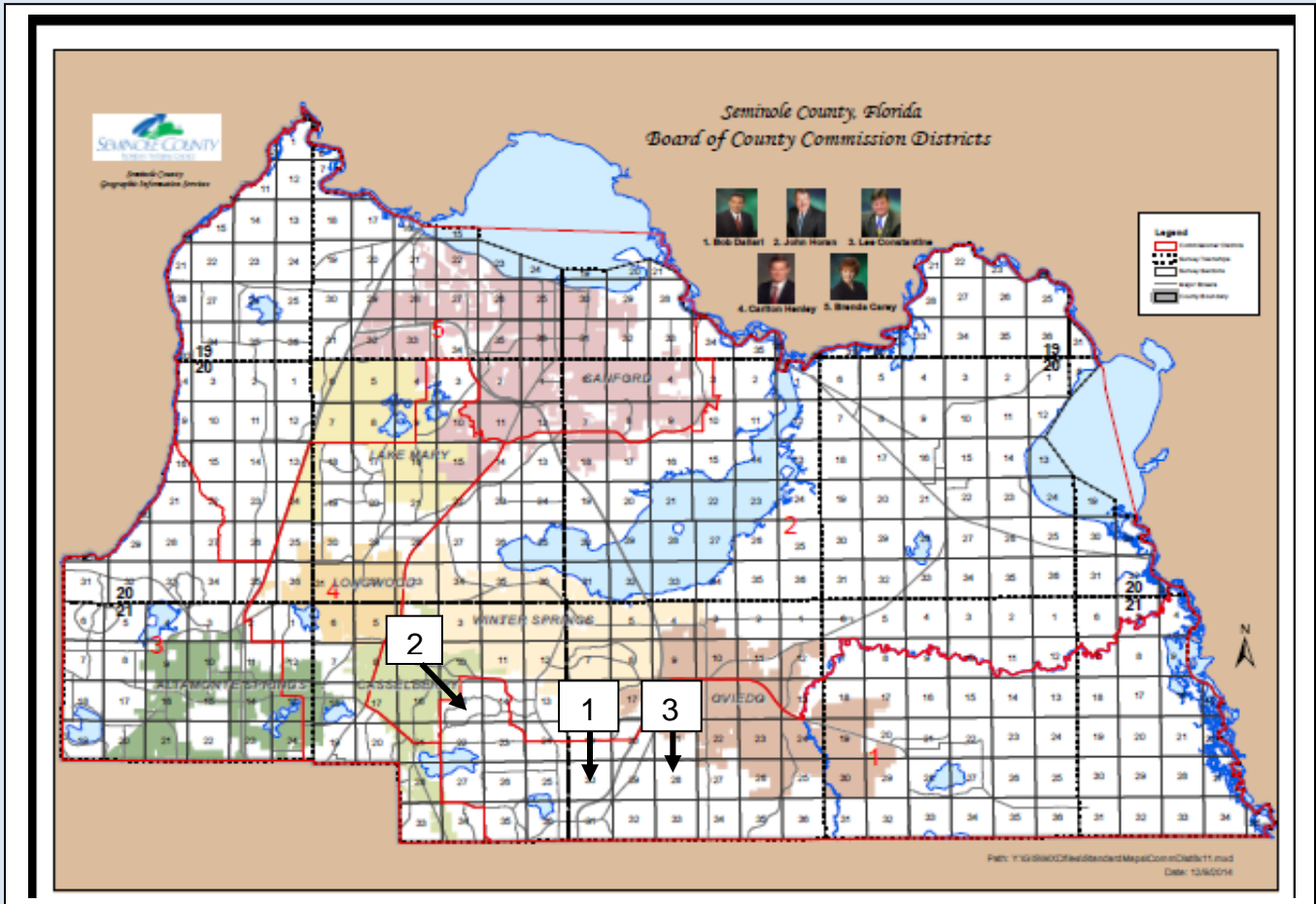
## **DRC / PRE-APPLICATIONS - Continued**

2. **CHAPMAN APARTMENTS - PD REZONE** – Proposed rezone to PD and Master Development Plan for apartments on 19 acres located at the southeast corner of SR 417 and west Chapman Road, Parcel ID # 16-21-31-5CA-0000-051A+++; (Dustin Lucas, JEL Land Development, Applicant); BCC District 1 - Dallari; (15-20500004) (Brian Walker, Project Manager). (March 4, 2015 DRC meeting)
3. **SECURITY AVE (3035) PROPERTY – REZONE** – Proposed rezone from R-1 to R-1BB for single family lots located on 1 acre south of W SR 426 and west of Weston Avenue; Parcel ID # 29-21-31-501-0000-0170; (Azhar Khan & Farhat Jahan, Applicants); BCC District 1 - Dallari; (15-20000002) (Brian Walker, Project Manager). (March 4, 2015 DRC meeting)
4. **SAINT PETER & PAUL CATHOLIC CHURCH - PRE-APPLICATION** – Proposed site plan for the construction of a 20,000 square foot ministry building on 12.97 acres in the A-1 zoning district; located west of the intersection of Old Howell Branch Road and Howell Branch Road; Parcel ID # 35-21-30-300-0350-0000; (Mark Rieker, Applicant); BCC District 1 - Dallari; (15-80000017) (Denny Gibbs, Project Manager). (March 18, 2015 DRC meeting)
5. **LUTHERAN HAVEN INDEPENDENT LIVING - PRE-APPLICATION** – Proposed Master Plan for improvements to 34.3 acres in the R-3A zoning district; located northeast of West State Road 426 and West Chapman Road; Parcel ID # 20-21-31-300-0110-0000 ++; (Daniel Collins, Eventus Partners, Applicant); BCC District 1 - Dallari; (15-80000021) (Joy Giles, Project Manager). (March 18, 2015 DRC meeting)
6. **BEASLEY ALF - SMALL SCALE LAND USE AMENDMENT AND REZONE** – Small Scale Land Use Amendment and Rezone for a proposed assisted living facility on 4.63 acres in the A-1 zoning district; located at the northeast corner of the intersection of Alafaya Trail and Beasley Road; Parcel ID # 27-21-31-300-0190-0000; (Dustin Lucas, JEL Land Development, Inc., Applicant); BCC District 1 - Dallari; (15-20500006) (Matt Davidson, Project Manager). (March 18, 2015 DRC meeting)
7. **TEXAS ROADHOUSE - PRE-APPLICATION** – Site plan approval for a 7,163 square foot Texas Roadhouse Restaurant on 1.26 acres in the PD zoning district; located at the northwest corner of Aloma Avenue and State Road 417, Parcel I.D. # 31-21-31-520-0000-0040; (Greenberg Farrow and Emily Bernahl, Applicants); BCC District 1 - Dallari; (15-80000022) (Joy Giles, Project Manager). (March 25, 2015 DRC meeting)

## **DRC PROJECTS STARTING CONSTRUCTION**

8. **BLISS MEDICAL CENTER SITE PLAN** – Proposed site plan for a 4,900 square foot medical building on 1 acre in the C-2 zoning district.
9. **BELLEVUE SUBDIVISION (F/K/A OLD LOCKWOOD) FINAL ENGINEERING** – Proposed final engineering for a 26 lot subdivision on 10.1 acres.

# BOARD ITEMS



*Note: Site locations are approximate*

## PLANNING AND ZONING COMMISSION March 4, 2015

None for District One

### COUNTYWIDE PROJECTS

**PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE** – Consider adoption of the Ordinance amending Chapters 2 and 30 of the Seminole County Land Development Code to revise regulations regarding building setbacks from natural water bodies. *Countywide.* (Jeff Hopper, Project Manager) - *Recommended for Approval*

## BOARD OF COUNTY COMMISSIONERS March 10, 2015

None for District One

## **COUNTYWIDE PROJECTS (for your information)**

**JOINT PLANNING AGREEMENT** – The 2015 Seminole County/City of Sanford Joint Planning Agreement. District 2 - Horan and District 5 - Carey (Bill Wharton, Project Manager) – *Continued to the March 24, 2015 BCC meeting*

## **CODE ENFORCEMENT SPECIAL MAGISTRATE**

**March 12, 2015**

1. **2195 RUSTIC PINE TRL** – Construction without the required permits. Tom Helle, Inspector. *Order Imposing Fine/Lien entered reducing the fine in the amount of \$4,750.00 to the Administrative Costs of \$376.09, providing the reduced amount is paid within 30 days. If this reduced amount is not paid within 30 days, the fine will revert to the original amount of \$4,750.00 and be recorded as a lien. The property was in compliance at the time of the hearing.*
2. **131 WARBLAR LN** – Construction without the required permits. Tom Helle, Inspector. *Order Imposing Fine/Lien entered in the amount of \$15,750.00 with the fine continuing to accrue at \$250.00 per day until compliance is obtained. Said Order will not be recorded for 60 days per the Special Magistrate. The property was not in compliance at the time of the hearing.*

## **BOARD OF ADJUSTMENT**

**March 23, 2015**

3. **2816 TRENTON LN** - Request for a side street (south) setback variance from twenty-five (25) feet to ten (10) feet for a privacy fence in the R-1A (Single Family Dwelling) district for property located on the northwest corner of Trenton Lane and Raleigh Place, approximately 400 feet south of Remington Drive, and more particularly known as 2816 Trenton Lane; BV2015-06 (David Sanchez, Applicant) District1 - Dallari (Jeff Hopper, Project Manager). *Approved*

## **BOARD OF COUNTY COMMISSIONERS**

**March 24, 2015**

None for District One

## **COUNTYWIDE PROJECTS (for your information)**

**JOINT PLANNING AGREEMENT** – The 2015 Seminole County/City of Sanford Joint Planning Agreement. District 2 - Horan and District 5 - Carey (Bill Wharton, Project Manager) – *This item has been removed from the agenda.*

**CODE ENFORCEMENT BOARD MEETING**  
**March 26, 2015**

None for District One