



**COUNTYWIDE
JULY 2020
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	3,072
Inspections Performed	7,512
Certificates of Occupancy Issued	72

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	10
Inspections Performed	252

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	8
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	3
Small Site Plans	5
Site Plans	2
Subdivision – PSP	2
Subdivision – Engineering	0
Subdivision – Final Plats	0
Minor Plat	0
Land Split	1
Vacates	0
Variances	14
Special Exceptions	2
Special Events, Arbor, Minor Amendments (Misc.)	7
New Code Enforcement Cases Opened	0

Kudos from our Customers

To Matt Davidson – *“Thanks so much for the information and great job. Please pass my appreciation on to your Division Manager”* – Michael, Homeowner

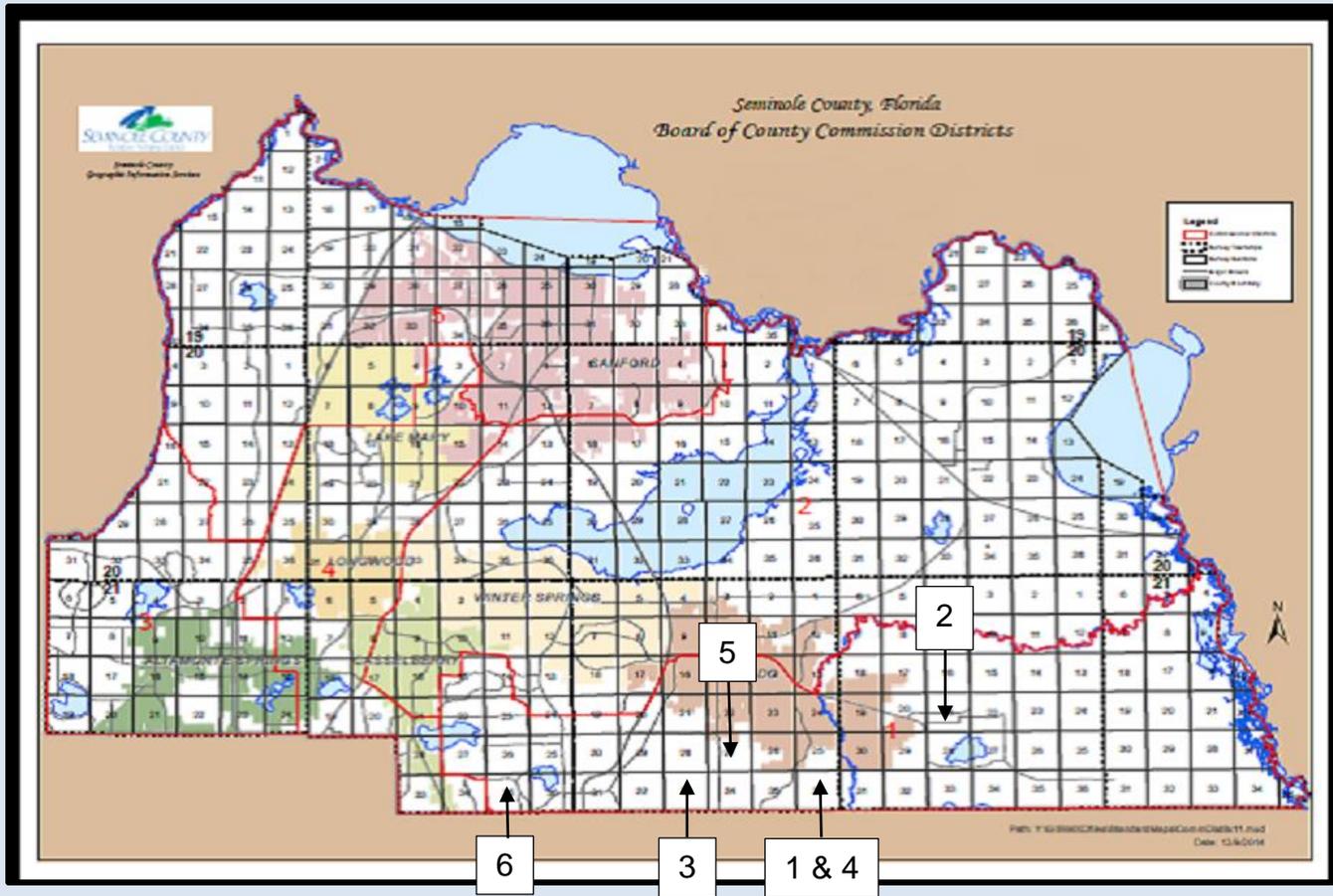
To Marie Magaw and Manny Cheatham – *“At the last minute while trying to sell my mother-in-law’s house, an undisclosed building permit popped up. My panicked called was answered by Ms. Magaw and Manny who were able to give me the information and assistance I needed to proceed to closing.”* – Homeowner from Virginia selling Seminole County home

To Marie Magaw – *“She had all the information instantly and emailed me what I needed within seconds. She was knowledgeable and courteous”* – Homeowner

DISTRICT ONE JULY 2020 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **COUNTY PROPERTY CORRECTIVE REZONE PRE-APPLICATION** – Proposed Rezone from PD and A-1 to PLI to match the Future Land Use of PML on 238.83 acres; located southeast of Old Lockwood Drive and Fawn Run; Parcel I. D. # 36-21-31-300-0020-0000+++; (Allegra Buyer, Seminole County Leisure Services, Applicant); (20-80000048); (Danalee Petyk, Project Manager). (*Comments Only – July 8, 2020 DRC meeting*)

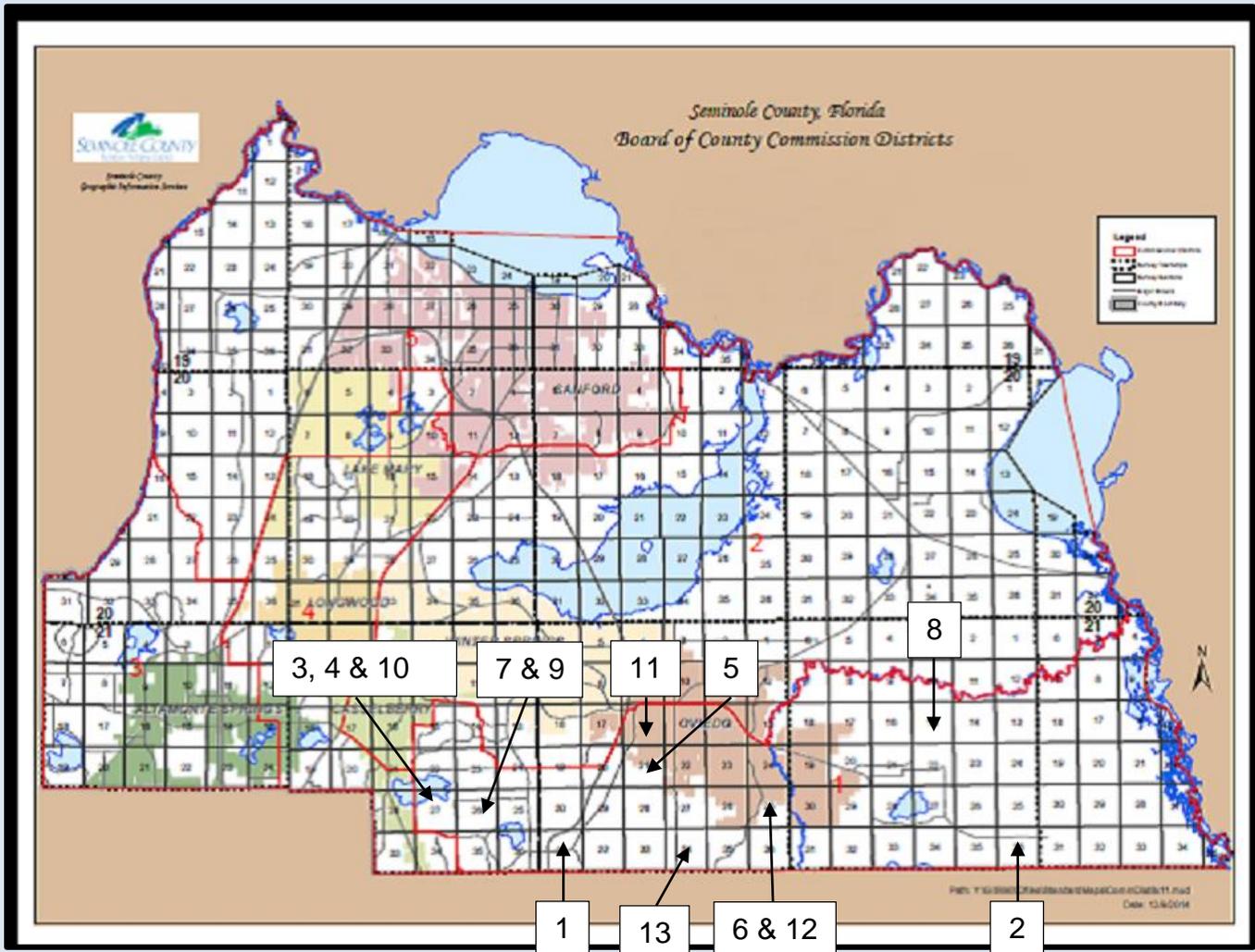
DRC / PRE-APPLICATIONS – Continued

2. **TROPICAL AVE (1100) PRE-APPLICATION** – Proposed Special Exception for an e-commerce business with in person customers on 0.77 acres in the R-1 Zoning District; located on the southeast corner of E 11th Street and Tropical Avenue; Parcel I. D. # 21-21-32-5CF-8300-0140; (Jason Good, Applicant); (20-80000051); (Kathy Hammel, Project Manager). *(July 15, 2020 DRC meeting)*
3. **SMART CHARGING TECHNOLOGIES PRE-APPLICATION** – Proposed Site Plan for a 14,349 square foot office and storage building on 1.31 acres in the M-1A Zoning District; located on the southeast corner of Econ River Place and S Econ Circle; Parcel I. D. # 33-21-31-502-0000-010A; (Nasser Kutkut, Smart Charging Technologies, Applicant, and Carlos Barrios, Stephens Barrios Engineering, Consultant); (20-80000050); (Joy Giles, Project Manager). *(July 15, 2020 DRC meeting)*
4. **OLD LOCKWOOD PROPERTY PD REZONE AND MASTER DEVELOPMENT PLAN** – Proposed PD Rezone and Master Development Plan for a single family residential development on 6.60 acres in the A-1 Zoning District; located northeast of East McCulloch Road and Old Lockwood Road; Parcel I. D. # 36-21-31-300-001H-0000; (Raymond Harrison, DLC Orange Blvd, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead, & Stokes, LLC, Consultant); (20-20500016); (Joy Giles, Project Manager). *(July 29, 2020 DRC meeting)*
5. **O'REILLY-OVIEDO SITE PLAN** – Proposed Site Plan for an auto parts store on 0.91 acres in the C-2 Zoning District; located on the east side of Alafaya Trail, north of Carrigan Avenue; Parcel I. D. # 27-21-31-5CC-0A00-0010; (Kelly Agnor, Vaquero Ventures, Applicant, and Sara Battles, Kimley-Horn & Assoc, Inc., Consultant); (20-06000038); (Matt Davidson, Project Manager). *(July 29, 2020 DRC meeting)*
6. **WALDEN COMMUNITY SCHOOL MULTI-PURPOSE BLDG SPECIAL EXCEPTION** – Request for a Special Exception for a private school in the A-1 Zoning District; located north of the Howell Branch Road and Park Vale Boulevard intersection; Parcel I. D. # 35-21-30-300-0160-0000; (Gary Hasson, Hasson Construction, LLC, Applicant); (20-32000004); (Angi Kealhofer, Project Manager). *(Comments Only – July 29, 2020 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

None for District 1

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

July 1, 2020

Countywide item:

MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *This item was continued to the August 5, 2020 meeting.*

1. **AVILA SUBDIVISION PSP** – Approve the Preliminary Subdivision Plan for the Avila subdivision containing three (3) lots on 17.68 acres zoned PD (Planned Development), located on the north side of W. S.R. 426, ¼ mile east of S.R. 417; (Matthew Gourlay, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE

July 9, 2020

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

CODE ENFORCEMENT BOARD

July 23, 2020

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

BOARD OF ADJUSTMENT

July 27, 2020

2. **2391 PANDORA LN** – Request for a minimum lot size variance from 5 acres to 2.47 acres in the A-5 (Rural Zoning Classification) district; BV2020-30 (Patton and Jacquelyn Wasson, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
3. **2750 LAKE HOWELL LN** – Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1AA (Single Family Dwelling) district; BV2020-33 (Samuel Rivera, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
4. **2079 LAURELWOOD WAY** – Request for a side street (west) setback variance from fifteen (15) feet to five (5) feet for a privacy fence in the PD (Planned Development) district; BV2020-35 (Carl and Kelly Cook, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
5. **203 DALTON DR** – Request for a side street (east) setback variance from twenty (20) feet to seventeen (17) feet for a privacy fence in the PD (Planned Development) district; BV2020-38 (Theresa Martini, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
6. **2715 ESTUARY LOOP** – Request for a side street (east) setback variance from fifteen (15) feet to zero (0) feet for a privacy fence in the PD (Planned Development) district; BV2020-43 (Keith and Allison Brazendale, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
7. **1457 VIA SANGRO PL** – Request for a rear yard setback variance from ten (10) feet to six (6) feet for a pool's water's edge in the PD (Planned Development) district; BV2020-45 (John and Barbara Byrne, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
8. **1183 GROVELAND DR** – Request for: (1) a side yard (west) setback variance from ten (10) feet to four (4) feet; and (2) a side yard (south) setback variance from ten (10) feet to nine (9) feet for a detached garage in the A-1 (Agriculture) district; BV2020-34 (Victor and Nina Gutierrez, Applicants) (Hilary Padin, Project Manager) – *Approved*

BOARD OF ADJUSTMENT – Continued
July 27, 2020

9. **1311 FOUNTAIN HILLS CT** – Request for a side yard (north) setback variance from seven and one-half (7.5) feet to zero (0) feet for a shed in the R-1 (Single Family Dwelling) district; BV2020-40 (Chris Lilly, Applicant) (Hilary Padin, Project Manager) – *Denied*

BOARD OF COUNTY COMMISSIONERS
July 28, 2020

Countywide items:

2020 U.S. DECENNIAL CENSUS: ENSURING AN ACCURATE AND COMPLETE POPULATION COUNT – Countywide (Tony Matthews, Project Manager) – *Approved*

AMENDMENT TO CHAPTER 120, JUNK AND JUNK DEALERS, OF THE SEMINOLE COUNTY CODE – Consider an Ordinance amending Chapter 120 of the Seminole County Code to clarify the legal process for removal of junk vehicles from public or private property, and to establish an appeal process; Countywide; (Jeff Hopper, Project Manager) – *This item was continued, but not to a date certain.*

10. **RELEASE OF MAINTENANCE BOND FOR ALLEGRO SENIOR LIVING** – Authorize release of Maintenance Bond #41385123 in the amount of \$6,442.50 for Allegro Senior Living; (Richard Miller, Applicant) (Kathy Hammel, Project Manager) – *Approved*

11. **CHAPMAN PINES FINAL PLAT** – Approve the plat for the Chapman Pines subdivision containing thirty-seven (37) lots on 11.86 acres zoned R-1BB (Single Family Dwelling), located on the east side of Church Street, south of Chapman Road; (Pulte Homes Company, Applicant) (Danalee Petyk, Project Manager) – *Approved*

12. **RELEASE OF PERFORMANCE BOND FOR HIDEAWAY COVE AT OVIEDO PHASE 1** – Authorize release of Roads, Drainage, Water, Sewer, Hardscape & Landscape Performance Bond #SUR0048102 in the amount of \$1,430,241.33 for Hideaway Cove at Oviedo Phase 1 subdivision; (M/I Homes of Orlando, LLC, Applicant) (Joy Giles, Project Manager) – *Approved*

13. **SEMINOLE AVENUE RIGHT-OF-WAY VACATE** – Adopt the Resolution vacating and abandoning an uncut portion of the public right-of-way known as Seminole Avenue, as recorded in Plat Book 10, Page 100, in the Public Records of Seminole County, Florida, for property located on Seminole Avenue, approximately 1,000 feet north of McCulloch Road in Oviedo, Florida; (Julian Coto, Applicant) (Danalee Petyk, Project Manager) – *Approved*