



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

**BUILDING DIVISION**

Permits Issued	2,993
Inspections Performed	8,985
Certificates of Occupancy Issued	94

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	1
PD Rezones	3
Small Site Plans	3
Site Plans	1
Subdivision – PSP	1
Subdivision – Engineering	2
Subdivision – Final Plats	2
Minor Plat	2
Land Split	3
Vacates	2
Variances	11
Special Exceptions	2
Special Events, Arbor, Minor Amendments (Misc.)	6
New Code Enforcement Cases Opened	33

**Kudos from our Customers**

To Amie Brown – *“I wish all permitting departments were as awesome as you and your team. Thank you!!”* – Lisa, Comprehensive Energy Services

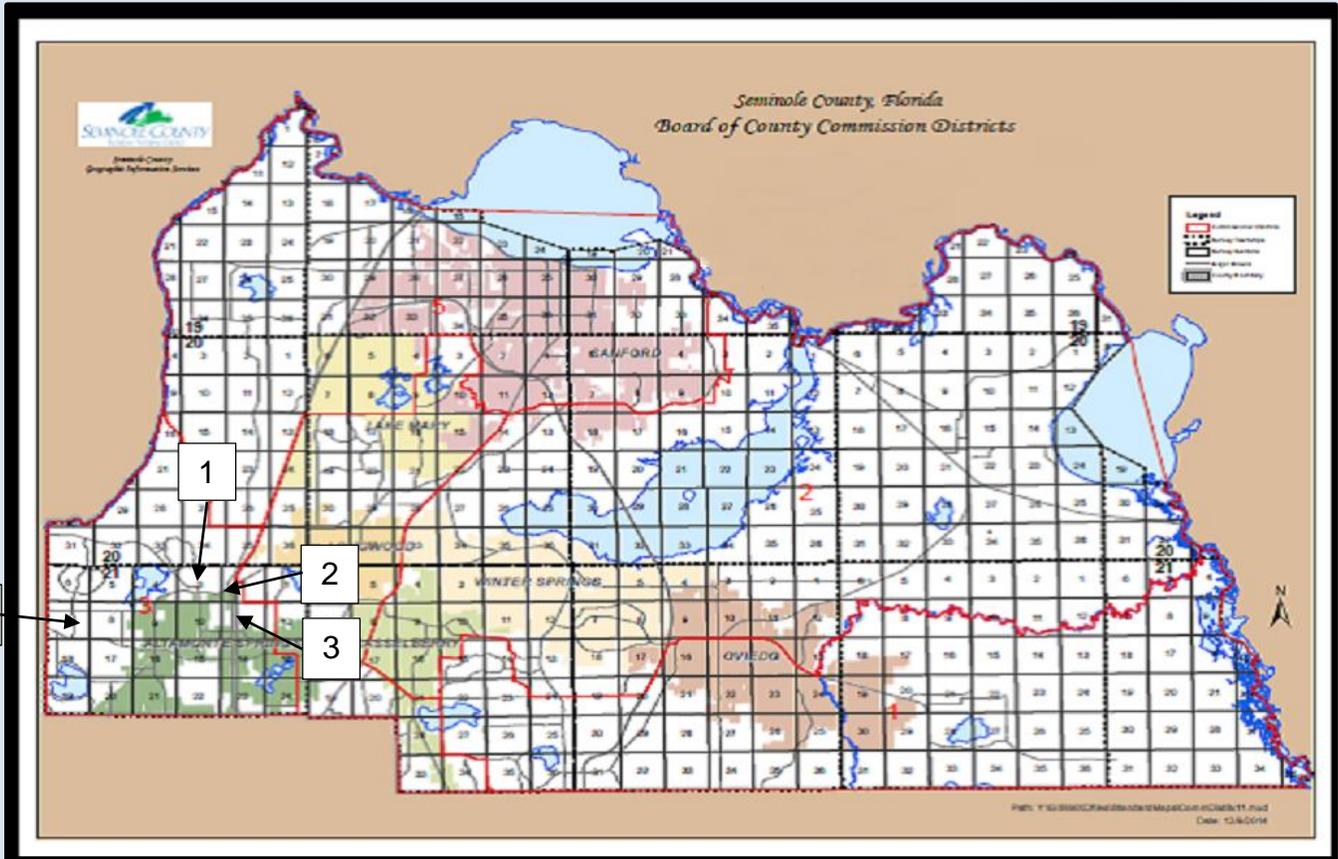
To Mike Passera – *“I am very impressed with Mike’s ability to relate his field of expertise (electrical permitting and inspections) in terms where a novice like myself can understand it. I really appreciated his attitude concerning customer service. I feel Mike is a major asset to your department and should be commended for his job performance and customer service skills.”* – Gregory, Seminole County homeowner

To Ruth Golsteyn – *“Ruth is a fantastic asset to the Seminole County Permit office. She was extremely knowledgeable, friendly and very helpful when I came in to apply for a fence permit.”* – Bill, Seminole County homeowner

# DISTRICT THREE MARCH 2021 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

## DRC / PRE-APPLICATIONS

- 1. WASH & GO LONGWOOD PRE-APPLICATION** – Proposed Future Land Use Amendment, Rezone, and Site Plan for an express carwash on 1.36 acres in the C-2, CN, and RM-1 Zoning Districts; located southwest of West State Road 434 and Mobile Avenue; Parcel I. D. # 03-21-29-505-0C00-0010+++; (Preston Bolt, Wash & Go Longwood, LLC, Applicant, and Don Bieger, DRMP, Consultant); (21-80000015); (Annie Sillaway, Project Manager) – *(Comments Only – March 3, 2021 DRC meeting)*
- 2. LONGWOOD DENTAL OFFICE PRE-APPLICATION** – Proposed Site Plan to convert the existing bank into a dental office on 0.69 acres in the Springs PD Zoning District; located northwest of W State Road 434 and Douglas Avenue; Parcel I. D. # 02-21-29-300-006D-0000; (WVG Development, LLC., Applicant, and Jamie Linenberg, Tarr Group, LLC., Consultant); (21-80000026); (Annie Sillaway, Project Manager) – *(Comments Only – March 17, 2021 DRC meeting)*

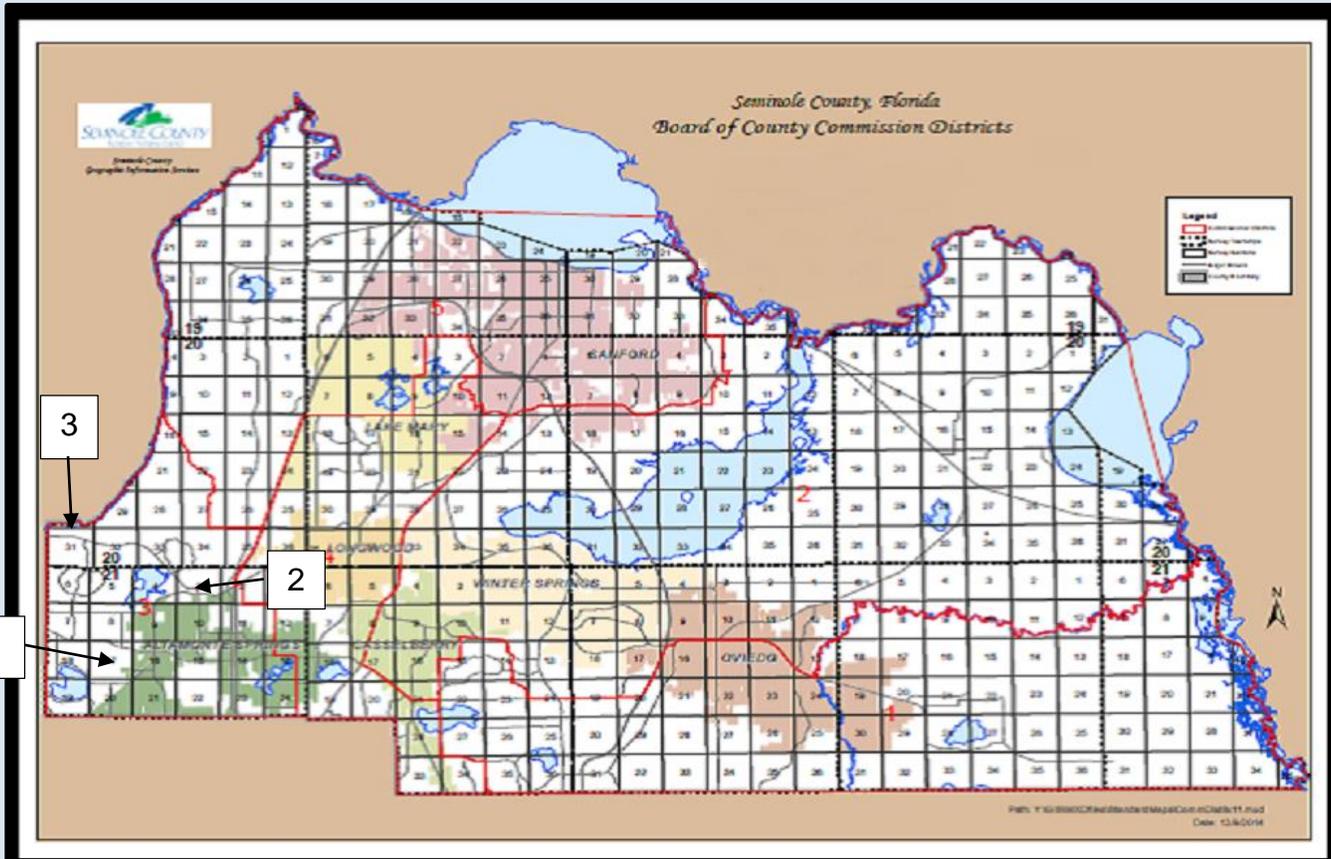
## DRC / PRE-APPLICATIONS – Continued

3. **HIDDENWOODS RESERVE PD REZONE & MASTER DEVELOPMENT PLAN** – Proposed PD Rezone and Master Development Plan for a single family residential Subdivision on 9.42 acres in the A-1 Zoning District; located northeast of W Central Parkway and Douglas Avenue, east of E Interstate 4; Parcel I. D. # 11-21-29-300-0040-0000; (Isaiah Cottle, GSL Holdings I, LLC, Applicant, and Kim Fischer, Cycorp Engineering, Consultant); (21-20500008); (Joy Giles, Project Manager) – *(Comments Only – March 24, 2021 DRC meeting)*
  
4. **WMC PROPOSED PARKING LOT PRE-APPLICATION** – Proposed PD Rezone to utilize the property as a parking lot for the adjacent church on 0.62 acres in The Line Drive Apartments PD Zoning District; located east side N Line Drive, south of Sand Lake Road; Parcel I. D. # 07-21-29-300-019C-0000; (Carlos Losada, World Mission Society Church of God, Applicant); (21-80000031); (Danalee Petyk, Project Manager) – *(Comments Only – March 31, 2021 DRC meeting)*

## DRC PROJECTS STARTING CONSTRUCTION

None for District 3

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION March 3, 2021

Countywide items:

**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) – *Recommended for Approval*

**PUBLIC NOTICE PROCEDURE COMPREHENSIVE PLAN TEXT AMENDMENT AND LAND DEVELOPMENT AMENDMENT** – Consider an Ordinance amending the Implementation Element of the Seminole County Comprehensive Plan and an Ordinance amending Chapter 30 of the Land Development Code, to revise regulations applicable to Public Participation and Public Notice for Public Hearings; Countywide (Dagmarie Segarra, Project Manager) – *Recommended for Approval*

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

The Special Magistrate heard 140 cases with respect to Chapter 95, Article III, "Registration and Maintenance of Foreclosed Properties", aka Ordinance No. 2014-48. Orders were entered finding all Respondents in violation and giving each Respondent a compliance date of March 21, 2021, with a fine in the amount of \$100.00 for the first five (5) days and then increasing to \$200.00 per day until compliance is achieved.

**BOARD OF ADJUSTMENT**  
**March 22, 2021**

Countrywide 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 April 26, 2021 meeting*

1. **1325 BALLENTYNE PL** – Request for a rear yard setback variance from thirty (30) feet to sixteen and one-half (16½) feet for an addition in the R-1A (Single Family Dwelling) district; BV2021-12 (Imad and Grace Nasnas, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
2. **128 VAGABOND WAY** – Request for a rear yard setback variance from twenty (20) feet to eleven (11) feet for an addition in the RM-1 (Single Family Mobile Home Residential) district; BV2021-09 (Jose Elias, Applicant) (Hilary Padin, Project Manager) – *Approved with conditions*

**BOARD OF COUNTY COMMISSIONERS**  
**March 23, 2021**

Countywide items:

**RESOLUTION ESTABLISHING MEMBERSHIP FOR CITIZENS ADVISORY COMMITTEE FOR IMPACT FEE UPDATES** – Resolution establishing the number of members and their terms for the Citizens Advisory Committee (CAC) for Water & Wastewater, Fire, and Library Impact Fee Updates. Countywide (Rebecca Hammock, Development Services Director) – *Approved*

**2021 INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING AND SCHOOL CONCURRENCY** – Approve and authorize the Chairman to execute the 2021 Interlocal Agreement for Public School Facility Planning and School Concurrent in Seminole County. Countywide (Mary Moskowitz, Project Manager) – *Approved with amendments*

**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 5,000 cubic yards of material, and providing standards for the exemptions from a borrow pit permit in conjunction with platting of a subdivision; Countywide (Jeff Hopper, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**  
**March 23, 2021**

Countywide items (Continued):

**ACCESSORY DWELLING UNITS COMPREHENSIVE PLAN TEXT AMENDMENT AND LAND DEVELOPMENT CODE AMENDMENT** - Consider an Ordinance amending the Introduction, Capital Improvements, Future Land Use, and Housing Elements of the Seminole County Comprehensive Plan; and an Ordinance amending Chapters 2, 5, and 30 of the Seminole County Land Development Code; to permit accessory dwelling units on certain residential properties; Countywide (Jeff Hopper, Project Manager) – *Approved*

**PUBLIC NOTICE PROCEDURE COMPREHENSIVE PLAN TEXT AMENDMENT AND LAND DEVELOPMENT AMENDMENT** – Consider an Ordinance amending the Implementation Element of the Seminole County Comprehensive Plan and an Ordinance amending Chapter 30 of the Land Development Code, to revise regulations applicable to Public Participation and Public Notice for Public Hearings; Countywide (Dagmarie Segarra, Project Manager) – *Approved for transmittal*

3. **WEKIVA ISLAND WINTER WONDERLAND 2021 SPECIAL EVENT PERMIT** – Consider a Special Event Permit for Wekiva Island Winter Wonderland 2021 on December 3, 2021 through December 26, 2021 located at 1000 - 1014 Miami Springs Drive; (Mary Sue Weinaug, Authorized Agent) (Mary Robinson, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**  
**March 25, 2021**

The meeting was cancelled as there were no cases to be heard.