



**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

NEW APPLICATIONS RECEIVED	
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

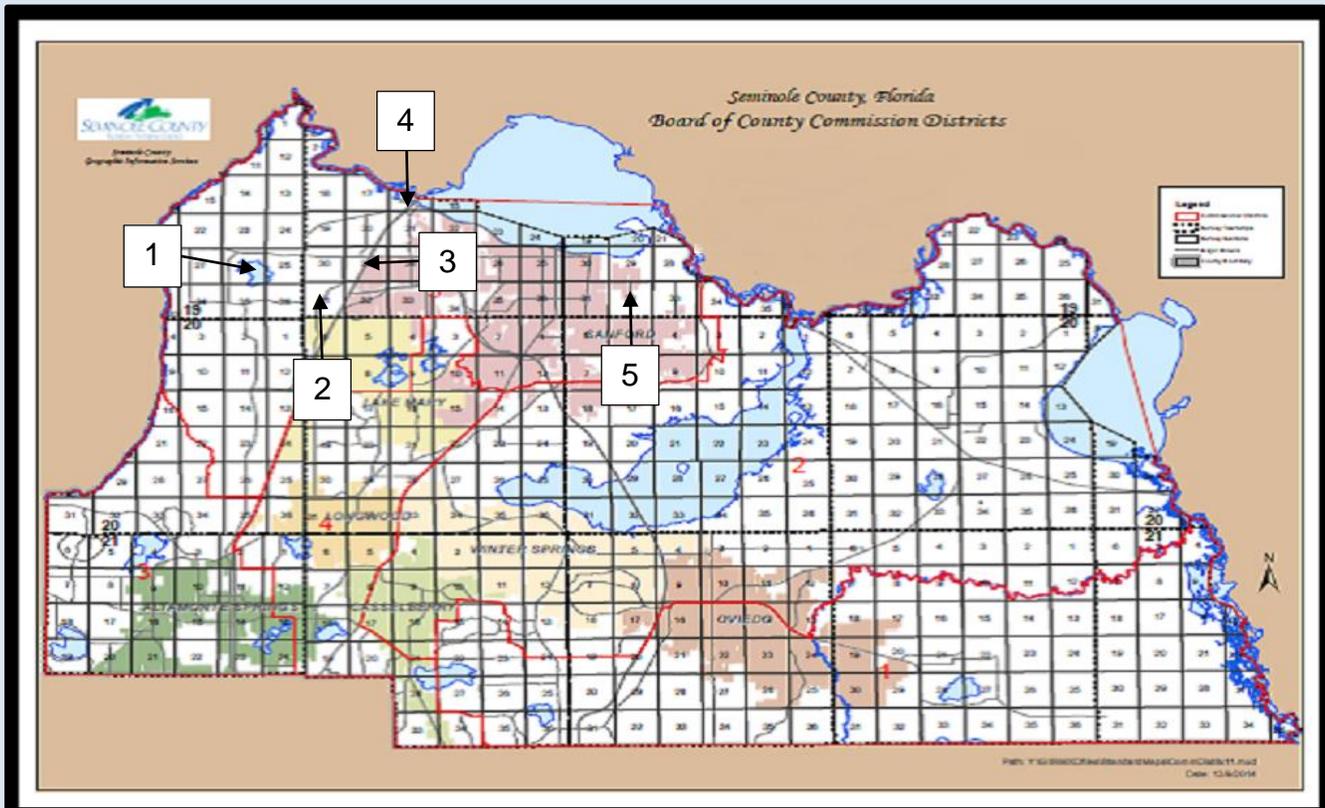
To Mike Passera – *“I am very impressed with Mike’s ability to relate his field of expertise (electrical permitting and inspections) in terms where a novice like myself can understand it. I really appreciated his attitude concerning customer service. I feel Mike is a major asset to your department and 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 FIVE MARCH 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- 1. LAKE MARKHAM LOTS (19, 31C, & 31D) PRE-APPLICATION** – Proposed Subdivision of 6 single family residential lots on 13.40 acres in the RC-1 Zoning District; located on the west side of Lake Markham Road, north of South Sylvan Lake Drive; Parcel I. D. # 26-19-29-300-0190-0000++; (Larry Poliner, RCE Consultants, LLC, Applicant); (21-80000019); (Joy Giles, Project Manager) – *(Comments Only – March 3, 2021 DRC meeting)*
- 2. NOVEL PARKWAY SITE PLAN** – Proposed Site Plan for a 325 unit apartment complex on 11.90 acres in the Novel Parkway PD Zoning District; located southwest of Wilson Road and International Parkway; Parcel I. D. # 31-19-30-300-003B-0000; (Tim Graff, Crescent Acquisitions, LLC, Applicant, and Benjamin Beckham, Madden, Moorhead & Stokes, LLC, Consultant); (21-06000007); (Danalee Petyk, Project Manager) – *(Comments Only – March 17, 2021 DRC meeting)*

DRC / PRE-APPLICATIONS – Continued

3. **DUNWOODY REDEVELOPMENT PRE-APPLICATION** – Proposed PD Rezone for a mixed use Subdivision, including multi-family and commercial uses, on 22.95 acres in the NW Oregon PD Zoning District; located northeast of W State Road 46 and Hawkstone Drive; Parcel I. D. # 29-19-30-508-0A00-0000; (Nathan Poole, Fabrhana Investments, LLC, Applicant); (21-80000025); (Danalee Petyk, Project Manager) – *(Comments Only – March 17, 2021 DRC meeting)*

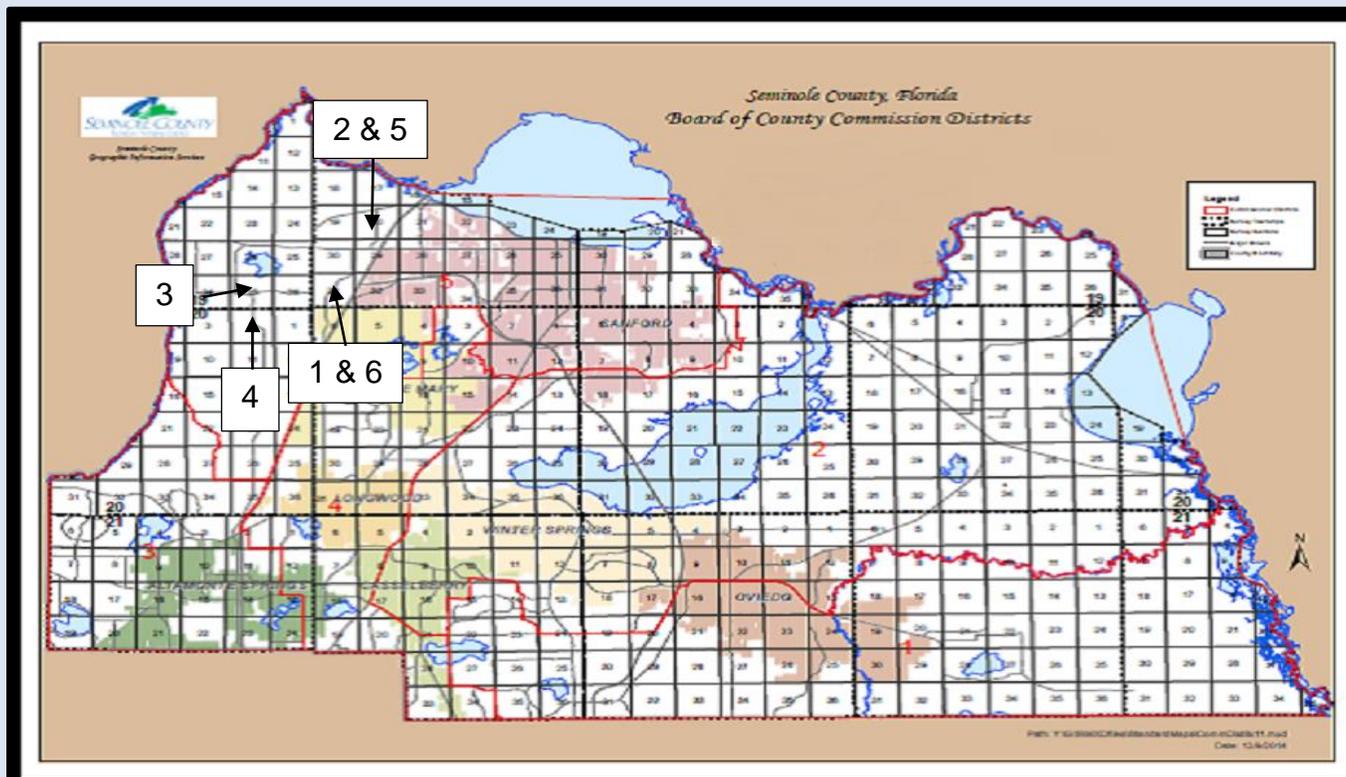
4. **THE COVE AT SANFORD FARMS PRELIMINARY SUBDIVISION PLAN AND PD FINAL DEVELOPMENT PLAN** – Proposed Preliminary Subdivision Plan and PD Final Development Plan for a 30 lot single family residential development on 13.50 acres in the A-1 and Orange Boulevard PD Zoning Districts; located northeast of N New York Street and Orange Boulevard; Parcel I. D. # 16-19-30-5AB-1700-0010++; (Zach Miller, NSP Holdings, Applicant, and Kim Fischer, Cycorp Engineering, Consultant); (21-55100002 & 21-20500004); (Joy Giles, Project Manager) – *(Comments Only – March 24, 2021 DRC meeting)*

5. **SIPES AVE (LOTS 292 & 293) REZONE PRE-APPLICATION** – Proposed Rezone from R-3 to R-1 for consistency with the surrounding properties and to potentially split the property along the original Lot Lines on 0.191 acres; located northwest of Sipes Avenue and E State Road 46; Parcel I. D. # 32-19-31-513-0000-2920; (Anh Vu, Applicant, and Troy Nguyen, Consultant); (Joy Giles, Project Manager) – *(Comments Only – March 24, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

None for District 5

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*

1. **SEMINOLE COUNTY FIRE STATION 39 SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONE** – Consider a Small Scale Future Land Use Map Amendment from Low Density Residential (LDR) to Public, Quasi-Public (PUB) and a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to PLI (Public Lands and Institutions) for Seminole County Fire Station 39 on approximately 2.08 acres, located on the south side of 1st Street, 0.1 mile east of Orange Blvd; (Z2021-02/01.21SS.01) (Seminole County Public Works, Applicant) (Annie Sillaway, 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*

2. **464 BOTTLEBRUSH LP** – Request for a side street (south) setback variance from fifteen (15) feet to ten (10) feet for a fence in the PD (Planned Development) district; BV2021-06 (Srijib Chatterjee and Ranjana Dhar, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

3. **1592 LAKE MARKHAM RD** – Request for a side yard (north) setback variance from ten (10) feet to five (5) feet for a shed in the A-1 (Agriculture) district; BV2021-10 (Brian & Julie Schuette, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

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

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*

4. **RELEASE OF PERFORMANCE BONDS FOR CRESTWOOD ESTATES SUBDIVISION** – Authorize release of Performance Bond #59BSBII3123 for roads, streets, and drainage, in the amount of \$748,928.74, and Performance Bond #59BSBIG1762 for offsite roads, streets, and drainage, in the amount of \$73,253.87, for Crestwood Estates subdivision; (Aaron Struckmeyer, Pulte Home Company, Applicant) (Danalee Petyk, Project Manager) – *Approved*

5. **RELEASE OF PERFORMANCE BOND FOR SILVERLEAF PARK** – Authorize release of Performance Bond #1019658 for roads, streets, and drainage, in the amount of \$381,468.42 for Silverleaf Park; (KB Home Orlando LLC, Applicant) (Hilary Padin, Project Manager) – *Approved*

6. **SEMINOLE COUNTY FIRE STATION 39 SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND REZONE** – Consider a Small Scale Future Land Use Map Amendment from Low Density Residential (LDR) to Public, Quasi-Public (PUB) and a Rezone from A-1 (Agriculture) and R-1AA (Single Family Dwelling) to PLI (Public Lands and Institutions) for Seminole County Fire Station 39 on approximately 2.08 acres, located on the south side of 1st Street, 0.1 mile east of Orange Blvd; (Z2021-02/01.21SS.01) (Seminole County Public Works, Applicant) (Annie Sillaway, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
March 25, 2021

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