



**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

NEW APPLICATIONS RECEIVED	
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

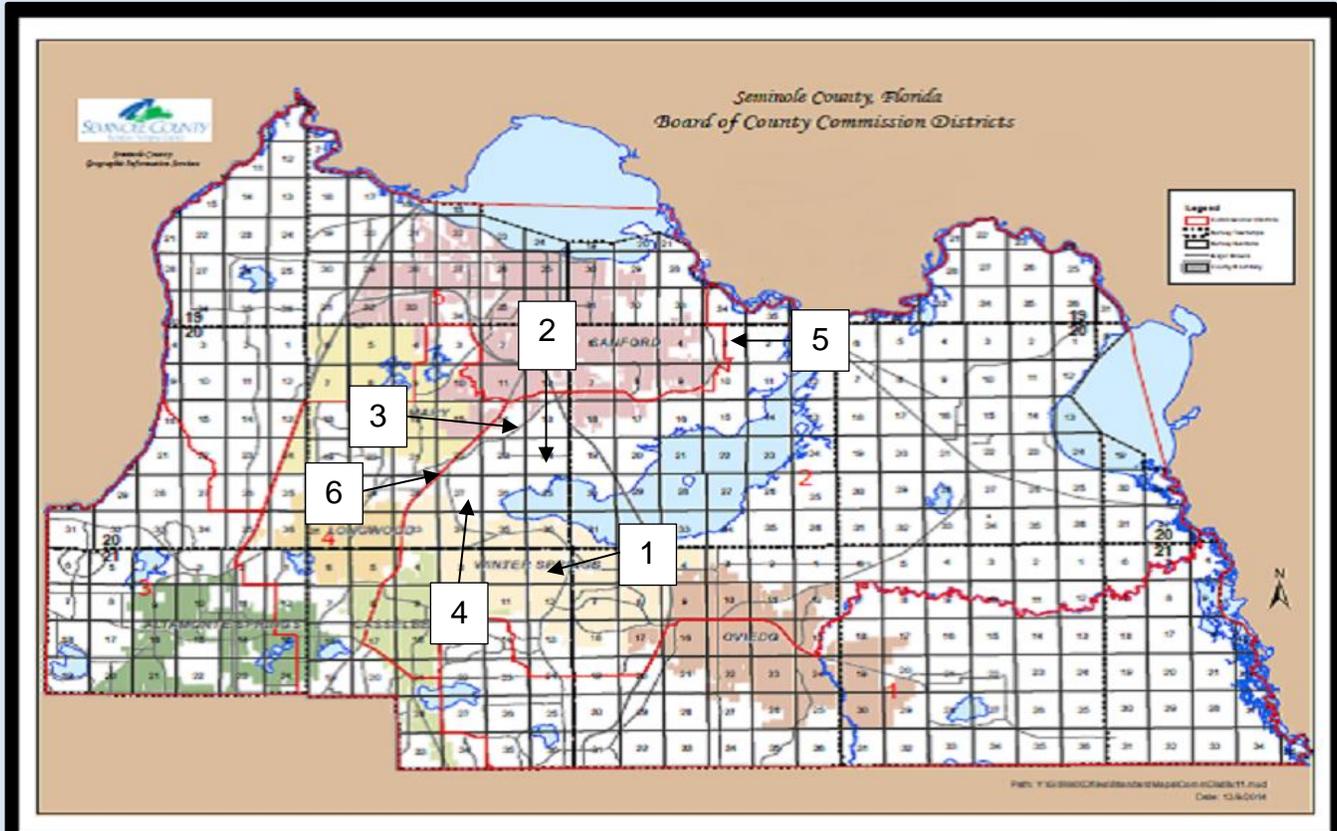
To Tiffany Owens – *“Tiffany really tried to help me out. Your office is so nice! Thank you!”* – Yvonne, Homeowner

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

DISTRICT TWO OCTOBER 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- 1. ANTHEM CARE WINTER SPRINGS PRE-APPLICATION** – Proposed Rezone and Site Plan for an assisted living facility with parking and associated infrastructure on 6.16 acres in the A-1 Zoning District; located on the southwest corner of Milky Way and Tuskawilla Road; Parcel I. D. # 01-21-30-501-0000-0210; (Scott Wanamaker, Anthem Care Management, Applicant, and Marcus Geiger, Kimley-Horn & Associates, Consultant); (21-80000112); (Annie Sillaway, Project Manager) – (October 20, 2021 DRC meeting)
- 2. JAFFER SCHOOL SPORTS FIELDS PRE-APPLICATION** – Proposed Site Plan to add recreational sporting fields to the existing mosque on 22.85 acres in the A-1 Zoning District; located northeast of Myrtle Street and Nolan Road; Parcel I. D. # 24-20-30-300-0180-0000; (Gulam Jaffer, Jaffer Reachout Foundation, Applicant, and Kevin Herbert, MEI Partners, Consultant); (21-80000110); (Joy Giles, Project Manager) – (October 20, 2021 DRC meeting)

DRC / PRE-APPLICATIONS – Continued

3. **FRANCES AVE PRE-APPLICATION** – Proposed Vacate and Lot Line Reconfiguration to create a single buildable lot on 0.57 acres in the R-1 Zoning District; located southwest of N Ronald Reagan Boulevard and Frances Avenue; Parcel I. D. # 14-20-30-503-0000-0740+; (Jeff & Lisa Tilleman Company, Applicants); (21-80000113); (Joy Giles, Project Manager) – *(Comments Only – October 20, 2021 DRC meeting)*

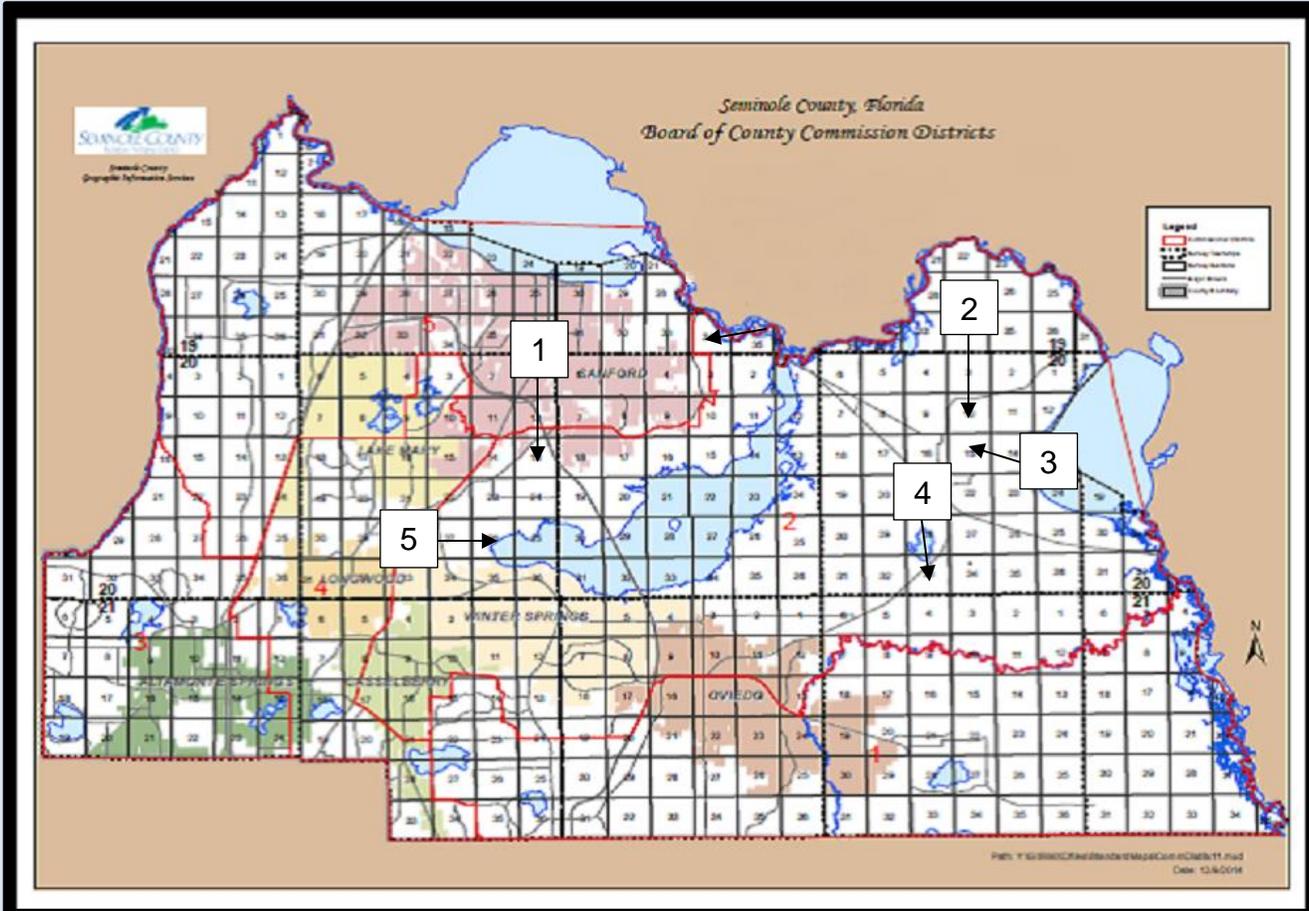
4. **SEMINOLE LANDING SMALL SCALE FUTURE LAND USE AMENDMENT & REZONE** – Proposed Small Scale Future Land Use Amendment from Office to Medium Density Residential and Rezone from A-1 to R-3A for a 26-unit townhome development on 3.55 acres; located southwest of N Ronald Reagan Boulevard and E County Home Road; Parcel I. D. # 22-20-30-300-0070-0000; (Stephen Ratcliff, Stephen Ratcliff Properties, LLC, Applicant); (21-20000006); (Joy Giles, Project Manager) – *(Comments Only – October 27, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

5. **RIVER RUN PRESERVE AMENITY CENTER SSP** – Small Site Plan for an amenity center on 31.3 acres in the River Run Preserve PD zoning district.

6. **SOLDIER'S CREEK ADDITIONAL PARKING PHASE 1 SITE PLAN** – Site Plan for 43,996 sq ft of new parking on 28.71 acres in the A-1 zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION October 6, 2021

None for District 2

BOARD OF COUNTY COMMISSIONERS October 12, 2021

Countywide item:

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.*

LAND DEVELOPMENT CODE UPDATE WORK SESSION – Presentation by Development Services regarding revisions to missing middle housing strategies, parking garage screening and other issues.

CODE ENFORCEMENT SPECIAL MAGISTRATE

October 14, 2021

1. **108 BROWN DR** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of December 10, 2021, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
2. **413 E OSCEOLA RD** – Construction without the required permits. Tom Helle, Inspector. *Order Finding Non-Compliance entered imposing a lien in the amount of \$3,150.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
3. **675 COFFEE TRL** – Construction without the required permits. Tom Helle, Inspector. *Respondent requested an extension to the compliance date. Order entered extending compliance date to December 10, 2021.*
4. **155 OLD MIMS RD** – Construction without the required permits. Tom Helle, Inspector. *Respondent requested an extension to the compliance date. Order entered extending compliance date to December 10, 2021.*

BOARD OF ADJUSTMENT

October 25, 2021

None for District 2

BOARD OF COUNTY COMMISSIONERS

October 26, 2021

Countywide items:

SECOND AMENDMENT TO ROAD IMPACT FEE/ MOBILITY FEE INTERLOCAL AGREEMENT

WITH LONGWOOD – Approve the Second Amendment to Road Impact Fee/ Mobility Fee Interlocal Agreement between Seminole County and the City of Longwood (Rebecca Hammock, Development Services) – *Approved*

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*

5. **RELEASE OF PERFORMANCE BOND FOR LEGACY PLACE** – Authorize release of Performance Bond #1240932 for roads, streets, and drainage, in the amount of \$26,276.80 for Legacy Place; (J.E.L. Site Development, Inc., Applicant) (Hilary Padin, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD

October 28, 2021

This meeting was cancelled