



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

BUILDING DIVISION

Permits Issued	3,302
Inspections Performed	7,361
Certificates of Occupancy Issued	63

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	5
Inspections Performed	237

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	10
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	0
Small Site Plans	3
Site Plans	3
Subdivision – PSP	0
Subdivision – Engineering	1
Subdivision – Final Plats	1
Minor Plat	0
Land Split	3
Vacates	0
Variances	15
Special Exceptions	2
Special Events, Arbor, Minor Amendments (Misc.)	4
New Code Enforcement Cases Opened	0

Kudos from our Customers

To Aricka Lively – *“With the help of Aricka in the office, we have submitted a new permit”* – Tracey, Pulte Group

To Alan Rodriguez, Vernon Wheat, Mike Passera and Rob Gallagher – *“I just want to say that your inspectors were very helpful in getting our clients to their closing”* – Patrick, Pulte Group

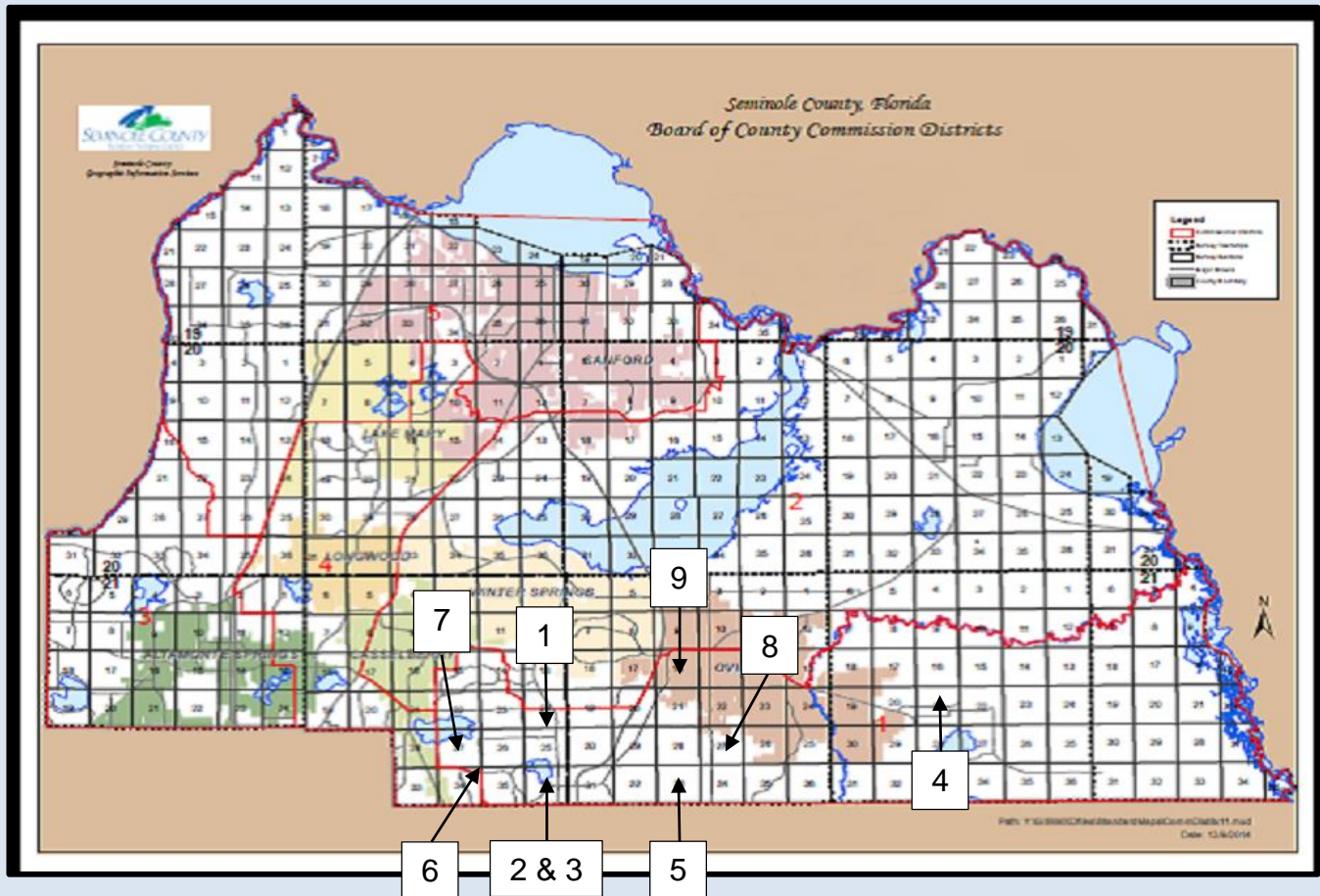
To the Building Team – *“I want to say thank you so very much for working with us to achieve this closing”* – Tracey, Pulte Group

To Amie Brown & the Building Team – *“I just want to say that you have been so helpful. Honestly, everyone who has helped us from customer service to inspectors have been so helpful. Seminole County has definitely been the easiest department I have had to work with for permitting. Thanks for doing such a great job.”* - Brianna, Lundev.com

**DISTRICT ONE
AUGUST 2020
DEVELOPMENT SERVICES
PROJECTS**



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



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **LOTUS HEALING CENTERS PRE-APPLICATION** – Proposed Site Plan for the transition of the 3rd floor of an office building to a residential treatment facility on 1.58 acres in the C-1 Zoning District; located southwest of Red Bug Lake Road and Springs Villas Point; Parcel I. D. # 24-21-30-503-0000-0040; (Michael Radka, Lotus Healing Centers, Applicant); (20-80000056); (Danalee Petyk, Project Manager). *(Comments Only – August 5, 2020 DRC meeting)*

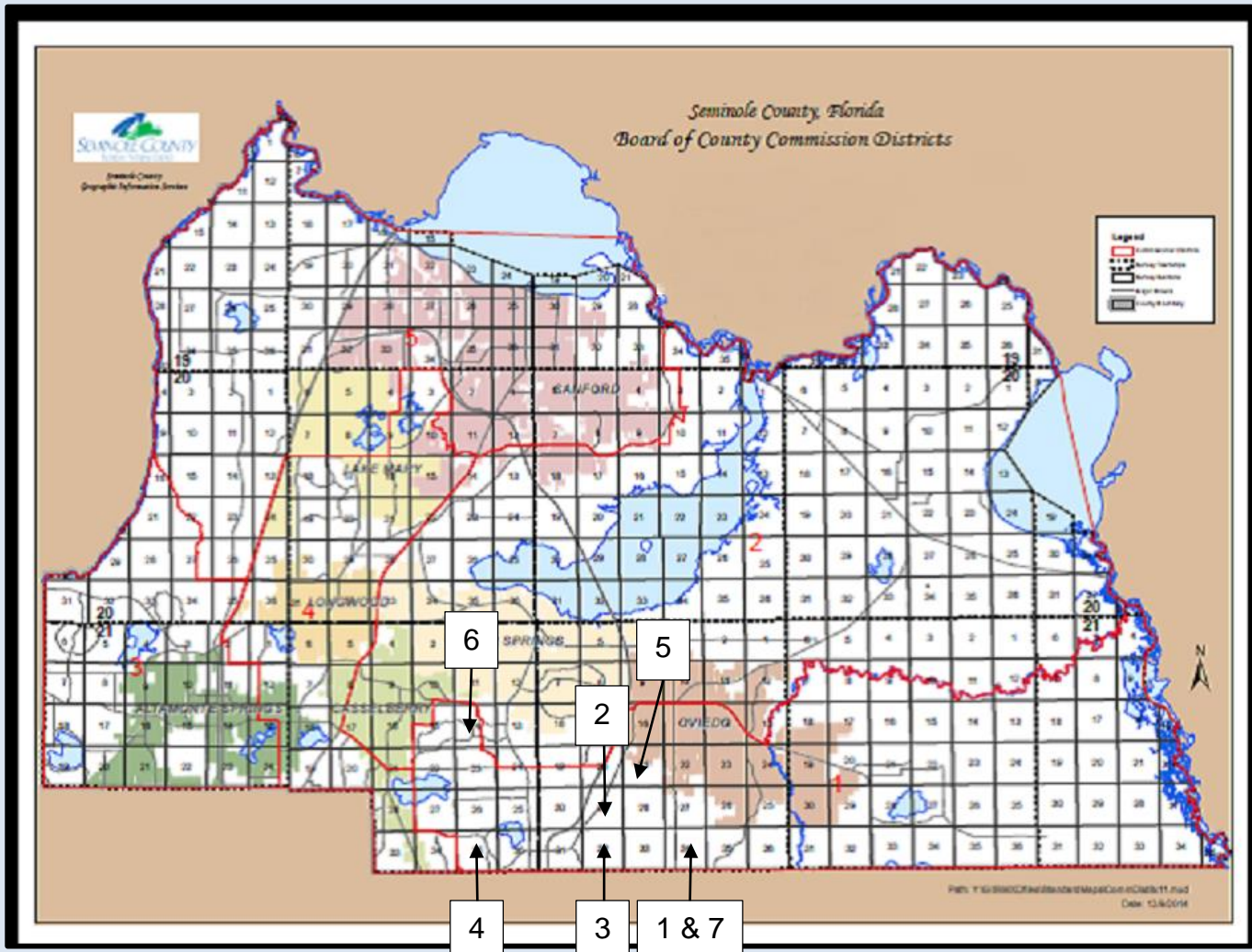
DRC / PRE-APPLICATIONS – Continued

2. **ALOMA CAR WASH PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN** – Proposed PD Final Development Plan as an Engineered Site Plan for a car wash on 7.43 acres in the Aloma Mini Storage PD Zoning District; located on the south side of Aloma Avenue, west of Deep Lake Road; Parcel I. D. # 36-21-30-300-0240-0000; (Charles Bailes, Bailes Holdings LLC, Applicant, and Larry Poliner, RCE Consultants LLC, Consultant); (20-20500017); (Joy Giles, Project Manager). *(Comments Only – August 12, 2020 DRC meeting)*
3. **KIDS LANGUAGE ACADEMY PRESCHOOL LLC PRE-APPLICATION** – Proposed Site Plan for a 400 square foot classroom on 8.5 acres in the A-1 Zoning District; located on the southeast corner of Creekview Lane and Tuskawilla Road; Parcel I. D. # 36-21-30-300-002B-0000; (Johan Torres Feliciano, Torres Bim & Coordination, LLC, Applicant, and Jose A. Correa Rivera, JC Surveying, LLC, Consultant); (20-80000059); (Joy Giles, Project Manager). *(August 19, 2020 DRC meeting)*
4. **CR 419 (1000) PRE-APPLICATION** – Proposed Site Plan for a 3,000 square foot retail building on 0.44 acres in the C-2 Zoning District; located on the northwest corner of S CR 419 and W 10th Street; Parcel I. D. # 21-21-32-5CF-7200-0150; (Stanley Hill, H&T Consultants, Inc., Applicant); (20-80000058); (Danalee Petyk, Project Manager). *(August 19, 2020 DRC meeting)*
5. **SMART CHARGING TECHNOLOGIES SITE PLAN** – Proposed Site Plan for an 11,000 square foot warehouse and office building on 1.31 acres in the M-1 Zoning District; located on the southeast corner of Econ River Place and South Econ Circle; Parcel I. D. # 33-21-31-502-0000-010A; (Nasser Kutkut, Smart Charging Technologies, Applicant, and Carlos Barrios, Stephens Barrios Engineering, Consultant); (20-06000046); (Joy Giles, Project Manager). *(Comments Only – August 19, 2020 DRC meeting)*
6. **SAN PEDRO PRIEST HOUSING SITE PLAN** – Proposed Site Plan for development of 3 residential duplex units on 140.41 acres in the San Pedro PD Zoning District; located on the north side of Howell Branch Road, west of Westdale Avenue; Parcel I. D. # 34-21-30-300-0060-0000+; (Bertin Karpinski, Ovation Construction, Inc., Applicant, and Leopoldo Ayala, CPH, Inc., Consultant); (20-06000045) (Matt Davidson, Project Manager). *(Comments Only – August 26, 2020 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

7. **HAWK'S CREST AT WINTER PARK MODEL HOME PARKING SMALL SITE PLAN** – Small Site Plan for a model home parking plan on .44 acres in the San Pedro PD zoning district.
8. **CHOICES WOMEN'S CLINIC SITE PLAN** – Site Plan for a clinic on 0.34 acres in the C-2 zoning district.
9. **CHAPMAN PINES MODEL HOME PARKING SMALL SITE PLAN** – Small Site Plan for a model home parking lot on 9.41 acres in the R-1BB zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION August 5, 2020

Countywide items:

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 September 2, 2020 meeting.*

LAND DEVELOPMENT CODE AMENDMENT - RIGHT-OF-WAY USE PERMITTING – Consider an Ordinance amending Chapter 75 of the Land Development Code to update the right-of-way use permitting by providing revisions and clarifications, and provide for emerging technology related to small wireless facilities, and making conforming amendments to Sections 2.3 and 35.95 of the Land Development Code; Countywide; (Bill Wharton, Project Manager) – *Recommended for Approval*

PLANNING AND ZONING COMMISSION – Continued

August 5, 2020

1. **LEGACY 240 REZONE** – Consider a Rezone from R-3 (Multiple-Family Dwelling) to R-4 (Multiple-Family Dwelling) for a multi-family residential development on approximately 2.6 acres, located on Seminole Avenue, approximately 1,000 feet north of McCulloch Road; (Z2019-22) (Julian R. Coto, Applicant) (Danalee Petyk, Project Manager) – *Recommended for Denial*

CODE ENFORCEMENT SPECIAL MAGISTRATE

August 13, 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

August 24, 2020

2. **5582 LIGUSTRUM LP** – Request for a rear yard setback variance from twenty (20) feet to sixteen (16) feet for an addition in the R-1BB (Single Family Dwelling) district; BV2020-51 (Marcia Thompson, Applicant) (Hilary Padin, Project Manager) – *Denied*
3. **5888 PINE GROVE RUN** – Request for a rear yard setback variance from fifteen (15) feet to ten (10) feet for a screen room in the PD (Planned Development) district; BV2020-54 (Bradley and Linda Cluxton, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
4. **4595 HOWELL BRANCH RD** – Request for an amendment to an existing Special Exception for an addition to an existing school in the A-1 (Agriculture) district; BS2020-04 (Gary Hasson, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS

August 25, 2020

Countywide items:

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) – *Pulled by Staff at this time*

LAND DEVELOPMENT CODE AMENDMENT - RIGHT-OF-WAY USE PERMITTING – Consider an Ordinance amending Chapter 75 of the Land Development Code to update the right-of-way use permitting by providing revisions and clarifications, and provide for emerging technology related to small wireless facilities, and making conforming amendments to Sections 2.3 and 35.95 of the Land Development Code; Countywide; (Bill Wharton, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued

August 25, 2020

5. **RELEASE OF PERFORMANCE BOND FOR PARKDALE PLACE SUBDIVISION** – Authorize release of Performance Bond #CMS0330168 for roads, streets, and drainage, in the amount of \$408,428.46 for Parkdale Place subdivision; (Park Square Enterprises, LLC, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

6. **RELEASE OF PERFORMANCE BOND FOR LEGACY ESTATES (FKA EAST LAKE ESTATES) SUBDIVISION** – Authorize release of Roads, Drainage, Water, Sewer, Hardscape & Landscape Performance Bond #CMS334263 in the amount of \$663,544.42 for Legacy Estates (FKA East Lake Estates) subdivision; (Pulte Home Company, LLC, Applicant) (Matt Davidson, Project Manager) – *Approved*

7. **LEGACY 240 REZONE** – Consider a Rezone from R-3 (Multiple-Family Dwelling) to R-4 (Multiple-Family Dwelling) for a multi-family residential development on approximately 2.6 acres, located on Seminole Avenue, approximately 1,000 feet north of McCulloch Road; (Z2019-22) (Julian R. Coto, Applicant) (Danalee Petyk, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD

August 27, 2020

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