



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

BUILDING DIVISION

Permits Issued	3,156
Inspections Performed	8,446
Certificates of Occupancy Issued	74

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	0
PD Rezones	1
Small Site Plans	2
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	1
Minor Plat	0
Land Split	0
Vacates	3
Variances	8
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	24

Kudos from our Customers

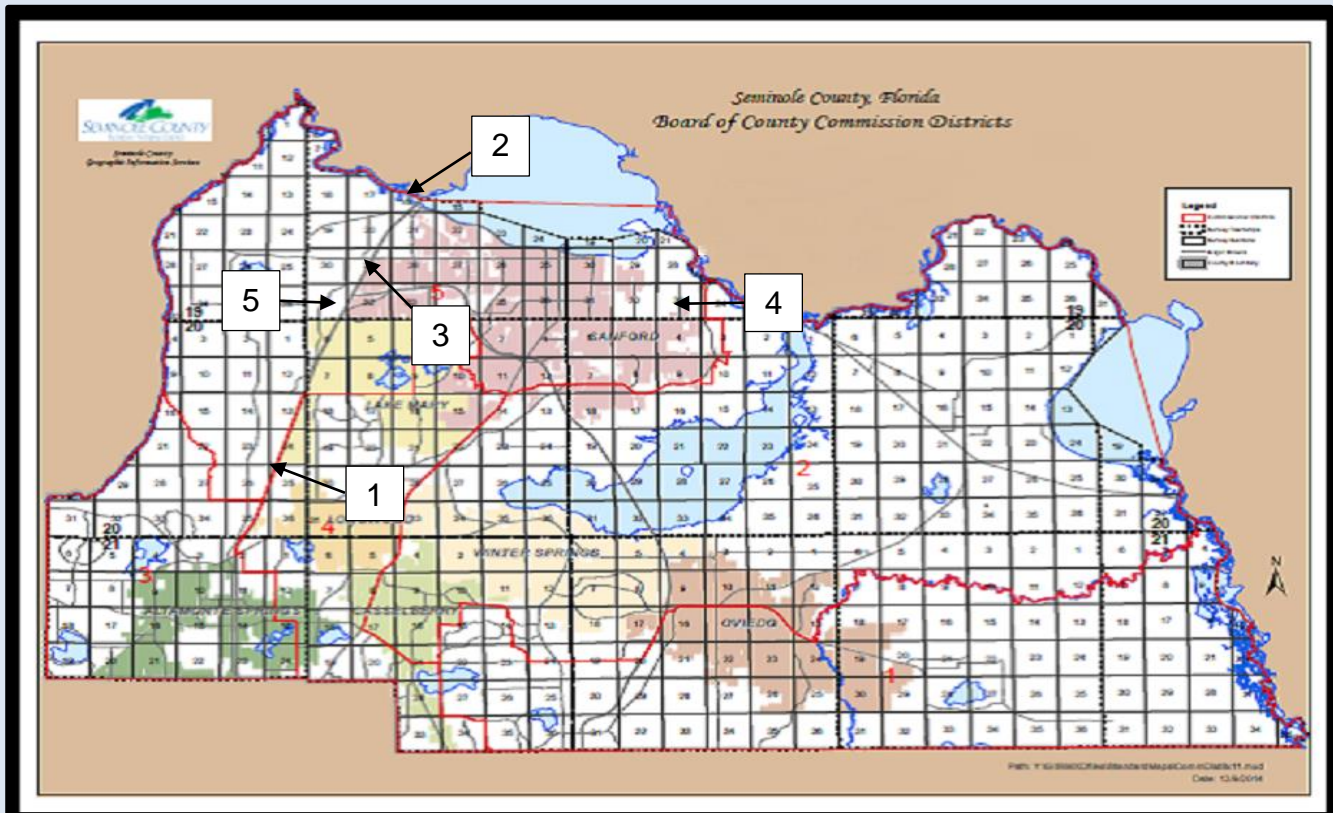
To all of the Planners of the Day – *“Everyone was understanding, professional, knowledgeable and informative. You met my expectations” – Abdiel, Homeowner*

To Building – *“I just wanted to say thank you for your department’s help getting my issues resolved. Every single person I spoke with was kind and understanding and made me feel like I was a real person. I’m so grateful” – Mari, Homeowner*

DISTRICT FIVE AUGUST 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- DIXON RD BOAT AND RV STORAGE PRE-APPLICATION** – Proposed Future Land Use Amendment and Rezone for a boat, recreational vehicle, and personal storage facility on 9.86 acres in the A-1 Zoning District; located northeast of Dixon Road, west of I-4; Parcel I. D. # 25-20-29-300-005B-0000; (Jacob Schrimsher, Gideon Commercial, LLC, Applicant, and Bob Ziegenfuss, Z Development Services, Consultant); (21-80000080); (Annie Sillaway, Project Manager) – *(August 11, 2021 DRC meeting)*
- THE COVE AT SANFORD FARMS FINAL ENGINEERING PLAN** – Proposed Final Engineering Plan for 30 single family residential lots on 13.50 acres in The Cove at Sanford Farms PD Zoning District; located northeast of N New York Street and Orange Boulevard; Parcel I. D. # 16-19-30-5AB-0170/0010++; (Zach Miller, NSP Holdings, LLC, Applicant, and Kim Fischer, Cycorp Engineers, Consultant); (21-20500010); (Joy Giles, Project Manager) – *(Comments Only – August 11, 2021 DRC meeting.*

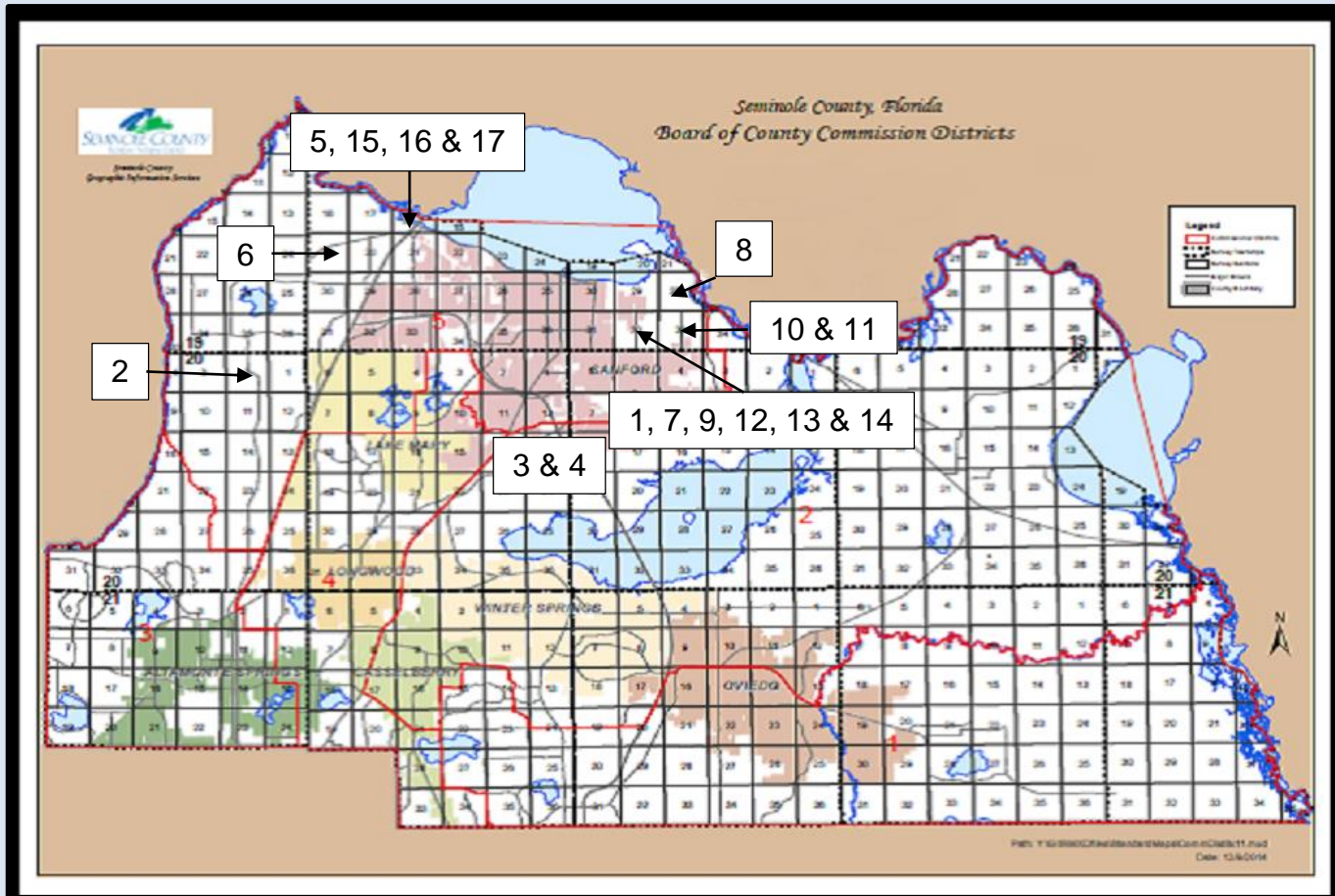
DRC / PRE-APPLICATIONS – Continued

3. **W SR 46 (LOT 6A) PRE-APPLICATION** – Proposed Site Plan for a 3,000 sq. ft. retail building containing business and personal services on 0.61 acres in the Home 2 Suites and Holiday Inn Express PD Zoning District; located northeast of W. State Road 46 and I-4; Parcel I. D. # 29-19-30-300-006A-0000; (Justin Basil, Rockwell Investments, Applicant, and Peter Pensa, Avid Group, Consultant); (21-80000083); (Joy Giles, Project Manager) – *(August 18, 2021 DRC meeting)*
4. **MAIN MEADOWS ATTAINABLE HOUSING DEVELOPMENT PRE-APPLICATION** – Proposed Rezone for a 5 lot attainable housing Subdivision on 0.92 acres in the A-1 Zoning District; located southeast of Main Street and Sipes Avenue; Parcel I. D. # 33-19-31-300-0970-0000; (RT Hillery, Florida Specs, Inc., Applicant); (21-80000085); (Annie Sillaway, Project Manager) – *(August 18, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

5. **NOVEL PARKWAY LOT 2 SMALL SITE PLAN** – Small Site Plan to clear and mass grade the lot for potential future sale to a commercial or retail tenant on 10.55 acres in the Novel Parkway PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION August 4, 2021

Countywide items:

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 Creating 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) – *Exhibit A of Ordinance – Recommended for Denial. Exhibit B of Ordinance – Recommended for Approval*

SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and determination by the Board County Commissioners (Mary Moskowitz, Project Manager) – *Recommended for Approval*

BOARD OF COUNTY COMMISSIONERS
August 10, 2021

1. **SIPES AVENUE REZONE** – Consider a Rezone from R-3 (Multi Family Dwelling) to R-1 (Single Family Dwelling) on approximately 0.19 acres, located on the west side of Sipes Avenue, south of Kings Road; (Z2021-20) (Anh Vu, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE
August 13, 2021

2. **3451 DAWN CT** – Outside storage is not a permitted use in an R-1AAA zone. Mary Robinson, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 14, 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.*
3. **2654 PALMETTO AVE** – Construction without the required permits. Vicki Hathaway, Inspector. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$3,250.00 to the Administrative Costs of \$345.24 provided the reduced amount is paid on or before September 11, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$3,250.00 and be recorded as a lien.*

BOARD OF ADJUSTMENT
August 23, 2021

None for District 5

BOARD OF COUNTY COMMISSIONERS
August 24, 2021

Countywide item:

SPECIAL EXCEPTIONS AMENDMENT TO THE LAND DEVELOPMENT CODE – Consider an Ordinance amending the procedures for processing Special Exceptions in the Seminole County Land Development Code for recommendation by the Planning and Zoning Commission and determination by the Board County Commissioners; Countywide (Mary Moskowitz, Project Manager) – *Approved*

4. **RELEASE OF PERFORMANCE BOND FOR PINE CREST ELEM ROW** – Authorize release of Performance Bond #30088213 for roads, streets, and drainage, in the amount of \$66,562.19 was required for a Right-of-Way utilization permit. The aforementioned Right-of-Way (ROW) utilization permit was issued for improvements made to W. 27th Street right-of way for the existing Pine Crest Elementary School in the City of Sanford; (Wharton Smith, Inc., Applicant) (Annie Sillaway, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued
August 24, 2021

5. **TOWNHOMES AT RIVER’S EDGE FINAL PLAT** – Approve the plat for the Townhomes at River’s Edge subdivision containing fifty-three (53) lots on 7.83 acres zoned Planned Development, located at the corner of Missouri Avenue and Orange Boulevard; (Tesoro CLC Homes, LLC, Applicant) (Joy Giles, Project Manager) – *Approved*
6. **ASTOR ESTATES MINOR PLAT** – Approve the Astor Estates Minor Plat containing four (4) lots on 6.94 acres zoned A-1 (Agriculture), located on the north side of Orange Boulevard, approximately ½ mile north of W. S.R. 46; (Zach Miller, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
August 26, 2021

7. **1660 SIPES AVE** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 9, 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.*
8. **3530 CELERY AVE** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 9, 2021, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
9. **WATER ST** – Unpermitted use of a vacant lot zoned R-1. Vincent Bavaro, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of September 23, 2021, with a fine of \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
10. **2211 BROADWAY** – The remains or rubble of structure, which has been burned, stricken by other casualty or demolished, or exists in a state of excessive disrepair or decay similar to and including, but not limited to, extreme exterior dilapidation, broken, missing, rotting or collapsed windows, doors, walls and/or roof. Vincent Bavaro, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$11,200.00, with the fine continuing to accrue at \$100.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

CODE ENFORCEMENT BOARD
August 26, 2021

11. **2211 BROADWAY** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Vincent Bavaro, Code Enforcement Officer. *Order Finding Non-Compliance entered imposing a lien in the amount of \$5,600.00, 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.*

12. **2401 E 20TH ST** – All fences shall be maintained in their original upright condition. Vincent Bavaro, Code Enforcement Officer. *This was a special request from the Respondent. This item was pulled from the agenda as the Respondent was not present at the hearing.*

13. **2401 E 20TH ST** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Vincent Bavaro, Code Enforcement Officer. *This was a special request from the Respondent. This item was pulled from the agenda as the Respondent was not present at the hearing.*

14. **2401 E 20TH ST** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Vincent Bavaro, Code Enforcement Officer. *This was a special request from the Respondent. This item was pulled from the agenda as the Respondent was not present at the hearing.*

15. **N ELDER RD** – All fences shall be maintained in their original upright condition. Vincent Bavaro, Code Enforcement Officer. *This case was withdrawn by the Code Enforcement Officer.*

16. **N ELDER RD** – Rubbish. Useless waste material or any items no longer fit to be used; including, but not limited to, discarded household chemicals, yard trash, paper, cardboard, metal, lumber, concrete rubble, glass, bedding, crockery, household furnishings, household appliances, dismantled pieces or [of] motor vehicles or other machinery, broken, abandoned, or discarded trailers, wrecked or dismantled watercraft, abandoned and/or discarded tires, unusable furniture, discarded or unusable appliances. Vincent Bavaro, Code Enforcement Officer. *The Respondent complied prior to the hearing.*

17. **N ELDER RD** – Uncultivated vegetation. All unmaintained vegetation that has grown in an uncontrolled manner to more than eight (8) inches in height or which is liable to produce an unhealthy or unsanitary condition or becomes a harboring place for mosquitoes, vermin or vectors. This term shall not include controlled plants and gardens, trees, palms, active crops or pasture lands associated with bona fide agricultural uses. Vincent Bavaro, Code Enforcement Officer. *The Respondent complied prior to the hearing.*