



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

BUILDING DIVISION

Permits Issued	3,349
Inspections Performed	8,781
Certificates of Occupancy Issued	115

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	17
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	0
PD Rezones	2
Small Site Plans	1
Site Plans	3
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	1
Minor Plat	0
Land Split	1
Vacates	4
Variances	5
Special Exceptions	1
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	24

Kudos from our Customers

To Julie Hebert, Hilary Padin and the Planning Division – *“Everyone in the Planning Office has been wonderful.” – Dan, Homeowner*

To Rebecca Hammock and Bill Wharton – *“My group (Smart Development) and Rural Seminole both very much appreciate your efforts and want to thank you for the long hours you have been putting in on the impact fees” – George, Smart Development*

To Ruth Golsteyn – *“I believe customer service is so important, no matter what your job is. So when I run into people that are great at it, I like to make sure they know as well as their boss or company” – Pamela, Competitive Edge Partners*

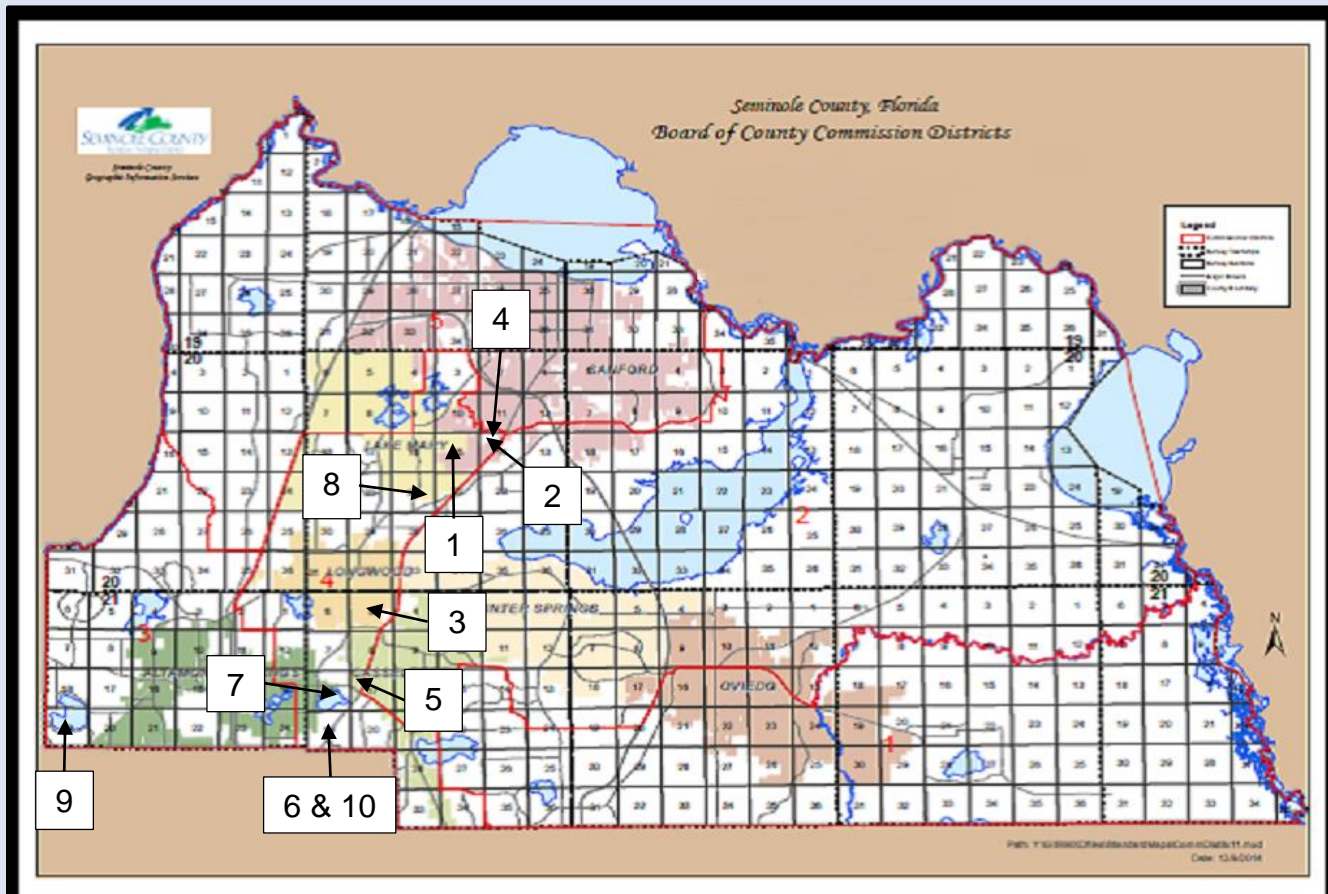
To Liz Parkhurst – *“Liz at the Seminole County Building Department is an angel and one of the most competent folks I have dealt with in county government.” – Tracie, Lake Forest*

To Amie Brown – *“Amie is very knowledgeable and is amazing at customer service.” – Homeowner*

DISTRICT FOUR JUNE 2021 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

1. **JUVENILE ASSESSMENT CENTER SEMINOLE COUNTY SITE PLAN** – Proposed Site Plan for a 1 story building addition to the juvenile justice assessment center on 71.59 acres in the City of Sanford on Seminole County owned property; located northeast of US Highway 17-92 and E County Home Road; Parcel I. D. # 15-20-30-300-0440-0000; (Russell Garrison, Wharton Smith, Inc., Applicant, and Allen C. Lane, CPH, Inc., Consultant); (21-06000021); (Annie Sillaway, Project Manager) – *(Comments Only – June 9, 2021 DRC meeting)*

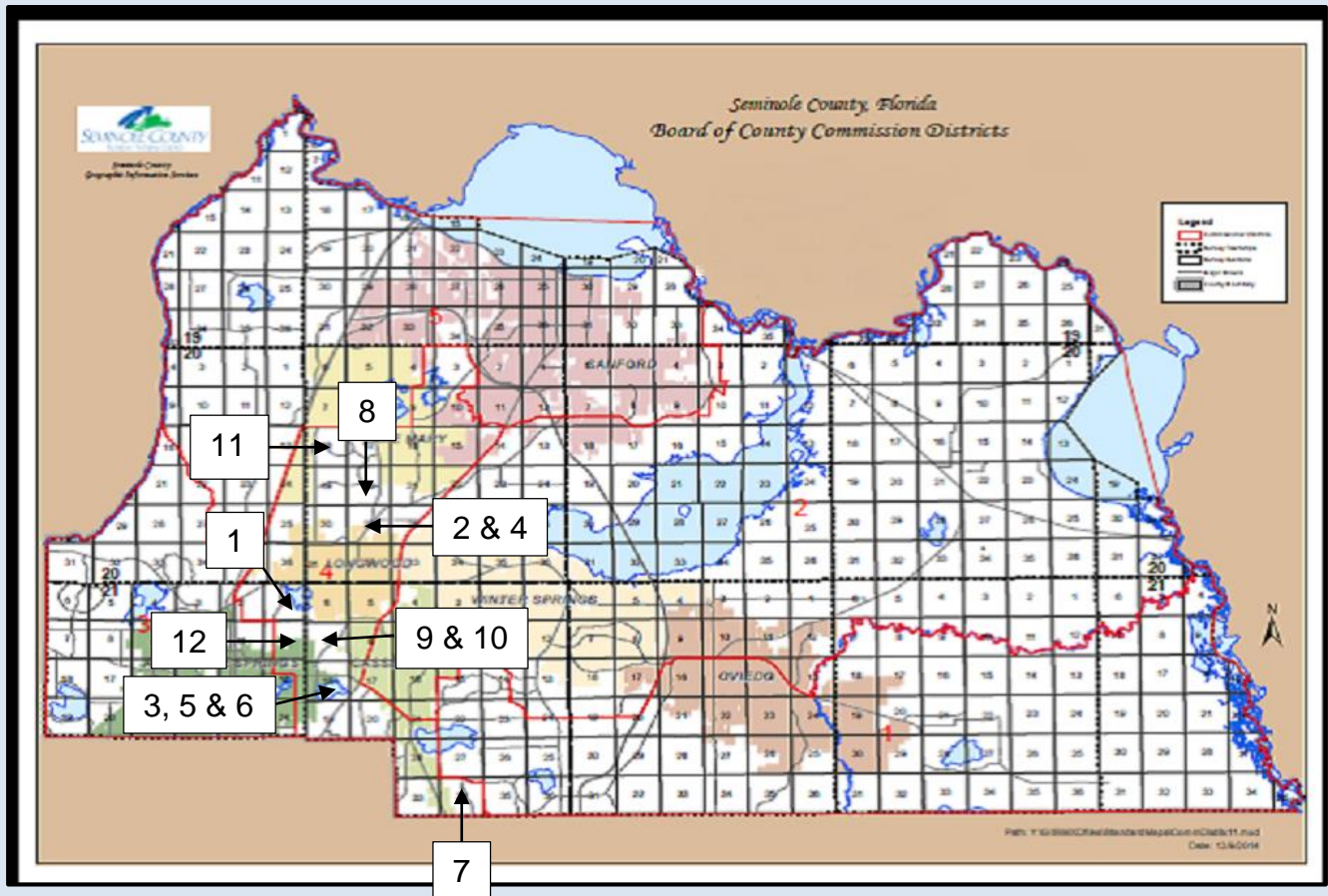
DRC / PRE-APPLICATIONS – Continued

2. **JUSTICE CENTER PARKING STRUCTURE SEMINOLE COUNTY SITE PLAN** – Proposed Site Plan for a 5 story parking garage for the justice center on 14.95 acres in the City of Sanford on Seminole County owned property; located northeast of US Highway 17-92 and E County Home Road; Parcel I. D. # 14-20-30-300-0120-0000; (Russell Garrison, Wharton Smith, Inc., Applicant, and Allen C. Lane, CPH, Inc., Consultant); (21-06000022); (Annie Sillaway, Project Manager) – *(Comments Only – June 9, 2021 DRC meeting)*
3. **TAKE 5 EXPRESS CARWASH & OIL CHANGE PRE-APPLICATION** – Proposed Special Exception and Site Plan for an express carwash and oil change business on 1.15 acres in the C-2 Zoning District; located northeast of S US Highway 17-92 and Dog Track Road; Parcel I. D. # 05-21-30-517-2700-0010; (Cesar Segovia, Neptune Design Studio, Applicant, and Trevor Stubbs, Carter Associates, Consultant); (21-80000057); (Angi Kealhofer, Project Manager) – *(June 16, 2021 DRC meeting)*
4. **CENTRAL CHILLER PLANT SEMINOLE COUNTY SITE PLAN** – Proposed Site Plan for a 1 story building addition for use as a mechanical facility on 1.16 acres in the City of Sanford on Seminole County owned property; located northeast of US Highway 17-92 and E County Home Road; Parcel I. D. # 11-20-30-5AM-0J03-0000; (Russell Garrison, Wharton Smith, Inc., Applicant, and Allen C. Lane, CPH, Inc., Consultant); (21-06000023); (Annie Sillaway, Project Manager) – *(Comments Only – June 16, 2021 DRC meeting)*
5. **FERN PARK COMMERCIAL DRIVE-THRU PRE-APPLICATION** – Proposed Site Plan to convert the existing laundromat into a drive-thru restaurant on 3.66 acres in the C-2 Zoning District; located southwest of State Road 436 and N Oxford Road; Parcel I. D. # 17-21-30-510-0000-002A; (Richard Birdoff, RD Management, LLC, Applicant, and Tim McCormick, Harris Civil Engineers, LLC, Consultant); (21-80000061); (Joy Giles, Project Manager) – *(June 23, 2021 DRC meeting)*
6. **ATLANTIC DR (143) PRE-APPLICATION** – Proposed Site Plan for a new storage building with an office and parking area on 5.49 acres in the C-2 and M-1 Zoning Districts; located northwest of S US Highway 17-92 and Atlantic Drive; Parcel I. D. # 19-21-30-300-046A-0000++; (James Taylor, Jim Taylor Corporation, Applicant, and Regan O’Laughlin, Kimley-Horn and Associates, Inc., Consultant); (21-80000062); (Annie Sillaway, Project Manager) – *(June 23, 2021 DRC meeting)*
7. **JJAM CONSTRUCTION PRE-APPLICATION** – Proposed Special Exception for a construction office and warehouse on 0.58 acres in the C-2 Zoning District; located southwest of Anchor Road and Amanda Street, north of E Altamonte Drive; Parcel I. D. # 18-21-30-501-0600-0050; (Libby Baity, Applicant); (21-80000060); (Hilary Padin, Project Manager) – *(Comments Only – June 23, 2021 DRC meeting)*
8. **NIDY SPORTS SITE PLAN** – Proposed Site Plan for an office building on 3.56 acres in the C-2 Zoning District; located on the south side of General Hutchison Parkway, east of Timocuan Way; Parcel I. D. # 21-20-30-5AP-0000-0680; (Stephen Allen, Civilcorp Engineering, Applicant); (21-06000026); (Joy Giles, Project Manager) – *(Comments Only – June 30, 2021 DRC meeting)*

DRC PROJECTS STARTING CONSTRUCTION

9. **PORSCHE ORLANDO SERVICE BUILDING & PARKING LOT SITE PLAN** – Site Plan for the repave of the service building parking lot on 2.09 acres in the M-1 zoning district.
10. **HUNTERFIELD RD COMMUNICATION TOWER SMALL SITE PLAN** – Small Site Plan for a 128' communication tower and removal of 2 structures on 0.92 acres in the R-1A and R-1AA zoning districts.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION

June 2, 2021

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 revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *Recommended for Denial*

FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Recommended for Approval*

LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Recommended for Approval*

PLANNING AND ZONING COMMISSION – Continued

June 2, 2021

Countywide items (continued):

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *This item did not require action by the P & Z Commission. It was provided for information only*

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 final determination by the Board of County Commissioners (Mary Moskowitz, Project Manager) – *At the request of staff, this item was continued to an undetermined date*

BOARD OF COUNTY COMMISSIONERS

June 8, 2021

IMPACT FEES WORKSHOP # 2 – Pursuant to HB 337 Impact Fees, a workshop to review proposed ordinances and a resolution amending impact fee provisions and rates and to discuss the extraordinary circumstances necessitating the need to exceed the impact fee percentage increase limitations set in HB 337 for Fire and Rescue, and Library Impact Fees, the Mobility Fee (replacing the Road Impact Fees) and the Water and Wastewater Connection Fees. Countywide (Rebecca Hammock, Project Manager)

CODE ENFORCEMENT SPECIAL MAGISTRATE

June 11, 2021

1. **1300 STANLEY ST** – Construction without the required permits. Vicki Hathaway, Inspector. *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.*
2. **430 LAKE RUTH DR** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of August 12, 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. **1151 PINE ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$9,750.00 to the Administrative Costs of \$742.03 provided the reduced amount is paid on or before July 12, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$9,750.00 and be recorded as a lien.*

CODE ENFORCEMENT SPECIAL MAGISTRATE
June 11, 2021

4. **1823 LONGWOOD LAKE MARY RD** – Construction without the required permits. Vicki Hathaway, Inspector. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$2,250.00 to the Administrative Costs of \$553.70 provided the reduced amount is paid on or before July 12, 2021. If payment has not been received within the time specified, the fine will revert to the original amount of \$9,750.00 and be recorded as a lien.*
5. **157 JACKSON ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Ownership of the property changed. This case will be closed and the new owner will be cited.*
6. **122 JACKSON ST** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Building Inspector.*
7. **3265 FERDELL DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
8. **280 ACORN DR** – Construction without the required permits. Vicki Hathaway, Inspector. *This case was withdrawn by the Building Inspector.*

BOARD OF COUNTY COMMISSIONERS
June 22, 2021

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 revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *Approved*

FIRE AND RESCUE IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 110 of the Seminole County Land Development Code to revise and update the Fire and Rescue Impact Fee provisions; and also, to revise and update the Fire and Rescue impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Approved*

LIBRARY IMPACT FEE ORDINANCE LAND DEVELOPMENT CODE AMENDMENT – Consider an Ordinance amending Chapter 115 of the Seminole County Land Development Code to revise and update the Library Impact Fee provisions; and also, to revise and update the Library Impact Fee rates; Countywide (Rebecca Hammock, Project Manager) – *Approved*

WATER AND WASTEWATER CAPACITY FEE RESOLUTION ADMINISTRATIVE CODE AMENDMENT – Consider a Resolution amending Section 20.45 of the Seminole County Administrative Code to revise and update the water and wastewater connection fees; Countywide (Rebecca Hammock, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS – Continued

June 22, 2021

Countywide items (continued):

EAST LAKE MARY BLVD. SMALL AREA STUDY UPDATE – David Nelson with Renaissance Planning will present an update on the status of the East Lake Mary Boulevard Small Area Study.

CODE ENFORCEMENT BOARD

June 24, 2021

This meeting was canceled due to the F.A.C.E. conference.

BOARD OF ADJUSTMENT

June 28, 2021

9. **1040 MERRITT ST** – Request for: (1) a front yard setback variance from twenty-five (25) feet to eight (8) feet; and (2) a side street (west) setback variance from twenty-five (25) feet to ten and one-half (10.5) feet for a single family dwelling in the R-2 (One and Two Family Dwelling) district; BV2021-49 (Florida Investment & Development Holdings, Applicant) (Hilary Padin, Project Manager) – *Approved*

10. **131 SALEM ST** – Request for a rear yard setback variance from thirty (30) feet to ten (10) feet for a detached accessory building in the R-1 (Single Family Dwelling) district; BV2021-35 (Tonny Johnson, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

11. **3545 MOSS POINTE PL** – Request for a rear yard setback variance from fifteen (15) feet to ten (10) feet for an addition in the PD (Planned Development) district; BV2021-41 (Brittany & Jonathan Shivers, Applicants) (Angi Kealhofer, Project Manager) – *Approved*

12. **605 E. HIGHLAND ST** – Request for side yard (west and east) setback variances from ten (10) feet to seven and one-half (7½) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2021-46 (Karel Rodriguez & Liliet Barrera, Applicants) (Angi Kealhofer, Project Manager) – *Approved*