



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

BUILDING DIVISION

Permits Issued	2,959
Inspections Performed	7,539
Certificates of Occupancy Issued	96

PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	9
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	0
Rezones	0
PD Rezones	3
Small Site Plans	4
Site Plans	2
Subdivision – PSP	0
Subdivision – Engineering	1
Subdivision – Final Plats	1
Minor Plat	0
Land Split	2
Vacates	1
Variances	8
Special Exceptions	0
Special Events, Arbor, Minor Amendments (Misc.)	4
New Code Enforcement Cases Opened	15

Kudos from our Customers

To Tony Coleman, Alex Perez, Brittany Barker, Jennifer Emanuel and all Inspectors – *“Your people have a sincere concern for the residents and the businesses in your county. Seminole County is the most organized and friendliest department in the state.”* – Christopher, Builder

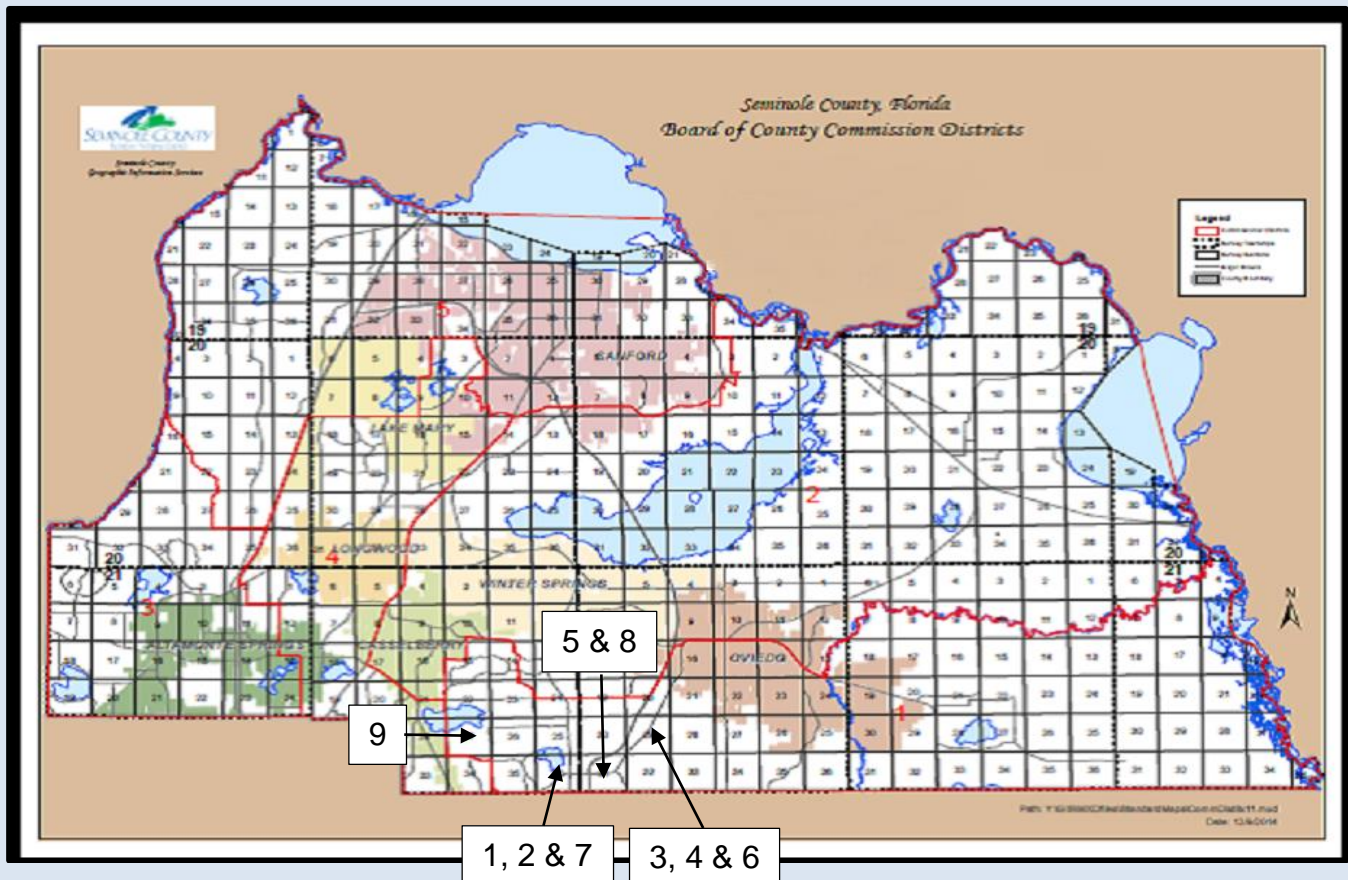
To Julie Hebert, Mary Robinson and Angi Kealhofer – *“The ladies were a great assistance today. I appreciate it very much.”* – Tony, Alliance Building Supply

To Marie Magaw – *“Great customer service.”* – Buddy, Homeowner

**DISTRICT ONE
MAY 2021
DEVELOPMENT SERVICES
PROJECTS**



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



Note: Site locations are approximate

DRC / PRE-APPLICATIONS

- KIDS LANGUAGE ACADEMY PRESCHOOL SPECIAL EXCEPTION** – Request to amend the existing Special Exception, by increasing the new classroom size to 408 sq. ft. and increasing the number of allowed students to 65 on 0.83 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); (21-32000004); (Kathy Hammel, Project Manager) – (May 5, 2021 DRC meeting)

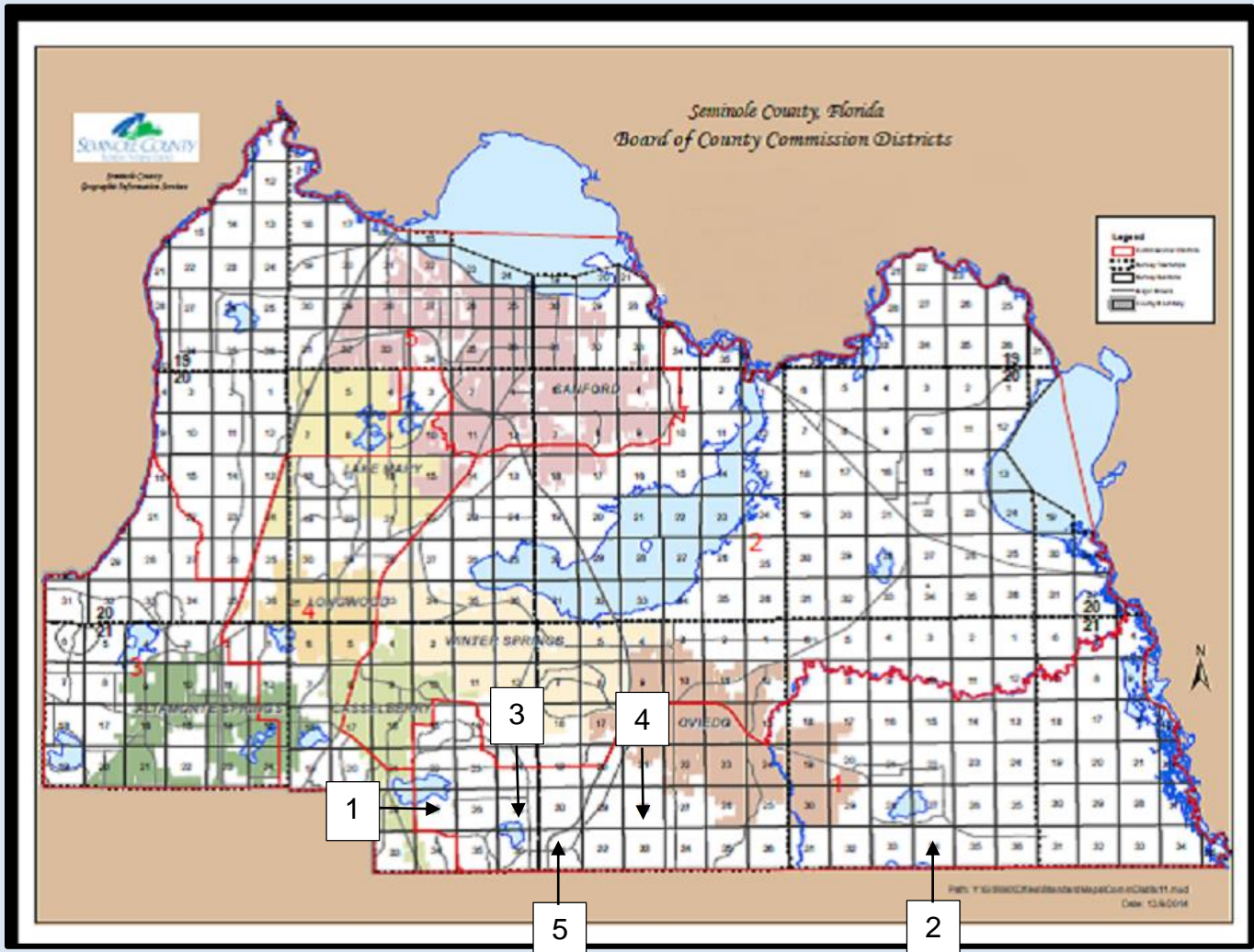
DRC / PRE-APPLICATIONS – Continued

2. **TOWNS AT TUSKALOMA COMMONS (FKA TUSKALOMA TOWNHOMES) FINAL ENGINEERING PLAN** – Proposed Final Engineering Plan for a 111 lot town home Subdivision on 12.52 acres in the Alta Seminole PD Zoning District; located on the northeast side of the Aloma Avenue and Tuskawilla Road intersection; Parcel I. D. # 36-21-30-300-0050-0000+++; (Daniel Kaiser, MI Homes of Orlando, LLC, Applicant, and William Zeh, Madden, Moorhead & Stokes, LLC, Consultant); (21-55200008); (Joy Giles, Project Manager) – *(May 12, 2021 DRC meeting)*
3. **CONNECTION PT (2545) REZONE** – Proposed Rezone from A-1 to C-3 for a plant nursery, landscape, and irrigation business on 3.75 acres; located at the west end of Connection Point, east of S State Road 417; Parcel I. D. # 29-21-31-300-0070-0000; (Bruce Hage, Bruce Hage Irrigation, Co., Applicant); (21-20000004); (Annie Sillaway, Project Manager) – *(Comments Only – May 12, 2021 DRC meeting)*
4. **OVIEDO FAMILY HEALTH VILLAGE PRE-APPLICATION** – Proposed Rezone and Future Land Use Amendment for a multi-tenant development on 0.99 acres in the RP Zoning District; located northeast of W State Road 46 and Connection Point; Parcel I. D. # 29-21-31-501-0000-0040; (Pinkal Patel, Mayap, LLC, Applicant, and Nimesh Bhavsar, Om Engineering, Inc., Consultant); (21-80000048); (Joy Giles, Project Manager) – *(May 19, 2021 DRC meeting)*
5. **THE LAKE HOUSE PRE-APPLICATION** – Proposed Future Land Use Amendment and Rezone to utilize the existing single family residence and property as a coffee shop and residence on 1.50 acres in the A-1 Zoning District; located on the west side of Dean Road, south of Bubbling Brook Court; Parcel I. D. # 31-21-31-300-034C-0000; (Carlos & Kathryn Reyes, Applicant); (21-80000049); (Annie Sillaway, Project Manager) – *(May 26, 2021 DRC meeting)*
6. **OVIEDO TRANSFER STATION PRE-APPLICATION** – Proposed Rezone from A-1 to an Industrial Zoning District for a wood recycling transfer station on 3.76 acres; located northwest of Connection Point and W State Road 426; Parcel I. D. # 29-21-31-300-007A-0000; (Ralph Garcia, The 2021 Group, Inc., Applicant, and Michael Lambardo, Yard Fellas Tree Service, Consultant); (21-80000052); (Joy Giles, Project Manager) – *(Comments Only – May 26, 2021 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

7. **TUSCAWILLA ESTATES SMALL SITE PLAN** – Small Site Plan for an underdrain retrofit to address high groundwater conditions.
8. **WALMART OVIEDO TEMPORARY STRUCTURES SMALL SITE PLAN** – Small Site Plan for a temporary office trailer, 5 temporary storage containers, and a temporary fence for construction on 9.60 acres in the Greenway South PD zoning district.
9. **O'REILLY-OVIEDO SITE PLAN** – Site Plan for an auto part store on 0.91 acres in the C-2 zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION May 5, 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) – *This item was continued to the June 2, 2021 meeting*

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) – *This item was continued to the June 2, 2021 meeting*

PLANNING AND ZONING COMMISSION – Continued

May 5, 2021

Countywide items (continued):

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) – *This item was continued to the June 2, 2021 meeting*

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 does not require action by the P & Z Commission and was provided to the P & Z for informational purposes only. It will be reviewed and considered by the Board of County Commissioners at the June 22 BCC meeting*

BOARD OF COUNTY COMMISSIONERS

May 11, 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) – *This item was continued to the June 22, 2021 meeting*

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) – *This item was continued to the June 22, 2021 meeting*

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) – *This item was continued to the June 22, 2021 meeting*

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 was continued to the June 22, 2021 meeting*

CODE ENFORCEMENT SPECIAL MAGISTRATE

May 13, 2021

None for District 1

BOARD OF ADJUSTMENT

May 24, 2021

1. **2046 SOARING OAK WAY** – Request for a side street (east) setback variance from fifteen (15) feet to five (5) feet for a privacy in the PD (Planned Development) district; BV2021-25 (Raouf & Kristen Khan, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
2. **2996 PICKETT DOWNS DR** – Request for a side street (south) setback variance from fifty (50) feet to twenty-seven and one-half (27½) feet for a pole barn in the A-1 (Agricultural) district; BV2021-31 (Michael & Patricia Younce, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
3. **4566 REDHAWK CT**– Request for a rear yard setback variance from thirty (30) feet to fifteen and one-half (15½) feet for an addition in the R-1AA (Single Family Dwelling) district; BV2021-37 (Larry & Jocelyn Cummings, Applicants) (Angi Kealhofer, Project Manager) – *Approved*
4. **225 LAKE DR** – Request for a rear yard setback variance from thirty (30) feet to sixteen (16) feet for a shed in the R-1A (Single Family Dwelling) district; BV2021-32 (Greg Warren, Applicant) (Hilary Padin, Project Manager) – *This item was continued to the June 28 meeting*

BOARD OF COUNTY COMMISSIONERS

May 25, 2021

5. **AVILA FINAL PLAT** – Approve the plat for the Avila subdivision containing three (3) lots on 17.68 acres zoned PD (Planned Development), located on the north side of W. S.R. 426, ¼ mile east of S.R. 417; (Geri Robinson, Applicant) (Joy Giles, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD

May 27, 2021

None for District 1