

COUNTY MANAGER'S ANNUAL REPORT



DEPARTMENT ACCOMPLISHMENTS

2015

DEVELOPMENT SERVICES DEPT

TINA WILLIAMSON, AICP, DIRECTOR



The Seminole County ePlan Review system has continued to evolve into a reliable paperless review method, as more and more customers find the value in submitting their projects online. During Fiscal year 14/15, the Development Services Department continued to work with other local jurisdictions in an effort to create similar paperless submittal processes. Staff carried out seven onsite and remote demonstrations with other governmental entities over the course of the fiscal year. This intergovernmental effort included streamlining requirements for design professionals to sign and seal their work. One of the efforts to pave the way and create a smooth transition to 3rd Party Verified digital signature certificates was to create a five minute Public Information Video, which has been posted to the County's FaceBook page. The County's ePlan user community is now at 2,533 and is rising daily.

This year's ePlan review efforts for the Planning & Development Division included 345 large development and building projects such as the Reagan Center DRI, Suntera Park Large Scale Land Use Amendment, several Small Scale Land Use Amendments and Rezones, a myriad of Minor and Major Amendments, Commercial Site Developments and Subdivisions and Pre-applications. Outside of Pre-applications, Site Plans were the highest volume at 138 for the Fiscal Year, followed by Rezones and Minor Amendments, at 31 and 32 respectively. During the fiscal year, the Division included road/easement vacates and right-of-way reviews into the list of standard ePlan Review processes. In addition, intergovernmental communication has been improved between LYNX and the County through creative, accessible use of the ePlan Review Portal, allowing the LYNX team to have the ability to look at projects which may affect ridership.

The Building Division processed a total of 6,159 permits through ePlan Review. Of this count, 593 of these were classified as "Commercial." Mechanical permits for A/C change-outs ranked the highest in ePlan for the year at 1,708, followed by re-roofs at 1,565. The Division ended the year with another large permitting project in Colonial Townpark, a four story office building.

The Building Division's goal for the next fiscal year, which is already in the final planning stages, is mandatory ePlan review for all residential permits.

In September, the Florida Chapter of the American Planning Association recognized Seminole County's Planning and Development Division with an Award of Merit in the "Best Practices" category for its accomplishments with the ePlan program.

LOOKING FORWARD

In 2016, the Development Services Department will:

There are two significant development projects already being planned for 2016. The first is Alexander at Sabal Point, which is a proposed re-use project at the closed Sabal Point golf course. The proposed project includes four new single-family lots and a luxury multi-family rental community consisting of 286 units, on approximately 98 acres. This project incorporates a mixture of two and three-story apartment buildings with complementary recreation and open spaces. Approximately seventy-seven (77) acres would be set aside for open space and conservation purposes.

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LOOKING FORWARD (CONT'D.)

The second anticipated project is the first phase of the Reagan Center Planned Development. The Reagan Center Planned Development will be located on the 118.55 acre former Flea World site on US Hwy.17-92. The entitlements consist of:

- a. **Retail/Commercial** – Maximum FAR of 0.80 not to exceed a Maximum Square Footage of 236,858
- b. **General Office** – Maximum FAR of 0.80 not to exceed a Maximum Square Footage of 216,537
- c. **Multi-family** – Maximum of 25 dwelling units per net buildable acre not to exceed a Maximum of 827 dwelling units
- d. **Townhomes** – Maximum of 8 dwelling units per net buildable acre not to exceed a Maximum of 66 dwelling units

The first phase of development for the Reagan Center project is the Windsor Square Townhomes, which is a 66 lot single-family townhome subdivision on 8.2 acres on the south side of Ronald Reagan, west of Hester Ave.