



**COUNTYWIDE  
JANUARY 2016  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	1,374
Inspections Performed	3,621
Certificates of Occupancy Issued	21

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	36
Inspections Performed	107

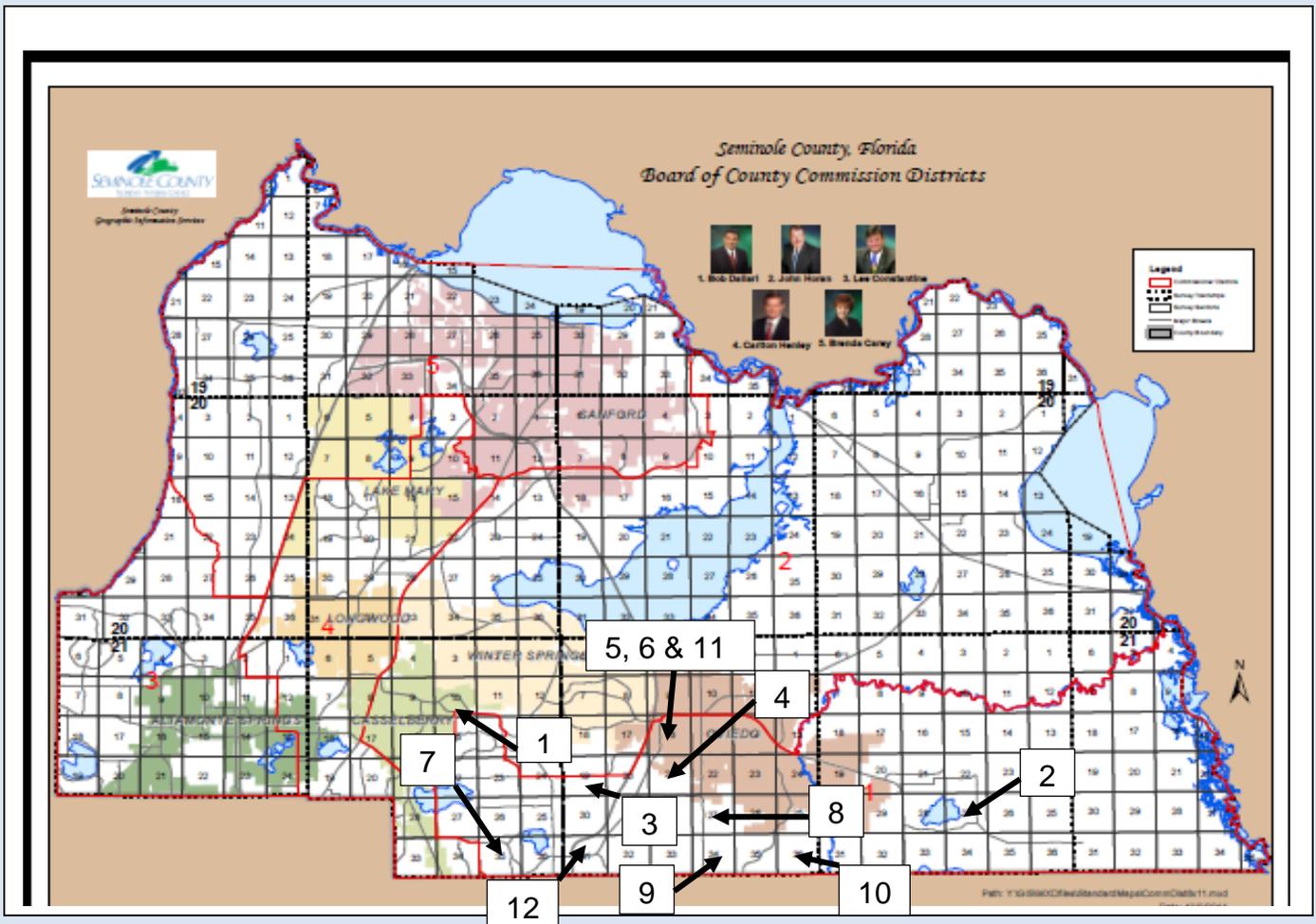
**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	6
Land Use Amendments	2
Rezones	1
PD Rezones	4
Small Site Plans	1
Site Plans	1
Subdivision – PSP	1
Subdivision – Engineering	1
Subdivision – Plats	1
Minor Plat	1
Land Split	0
Vacates	2
Special Events, Arbor, Special Exceptions, Minor Amendments	7

# DISTRICT ONE JANUARY 2016 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note: Site locations are approximate**

1. **CHRISTIAN CHURCH IN FLORIDA, INC. PRE-APPLICATION** – Proposed Special Exception to expand an existing church on 4.78 acres in the R-1A zoning district; located south of Lake Drive and Azalea Avenue; Parcel I. D. # 10-21-30-5BQ-0000-0310; (Ed Avellaneda, Civil Engineering Group, Applicant); BCC District 1 – Dallari; (15-80000137); (Denny Gibbs, Project Manager). (January 6, 2016 DRC meeting)

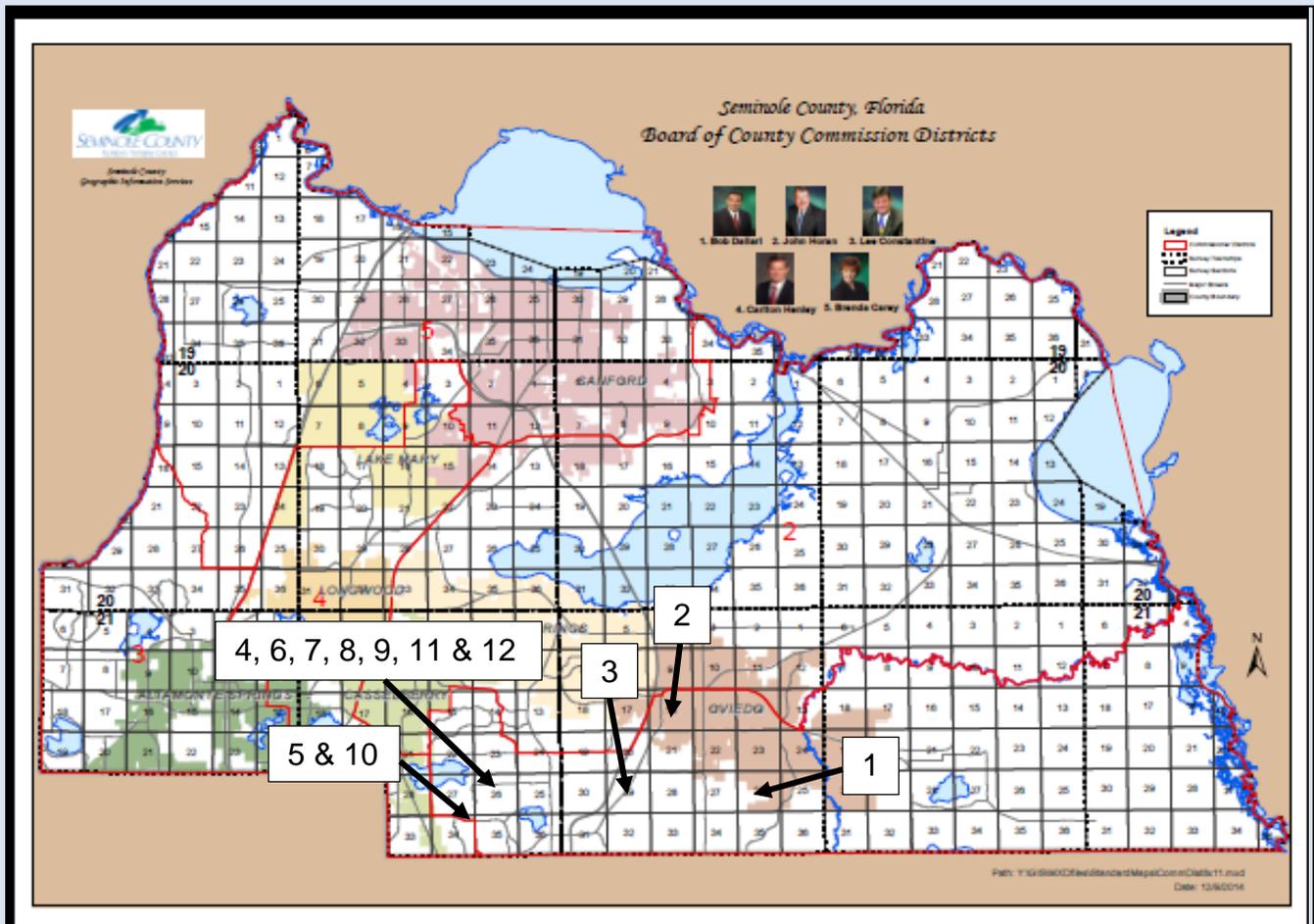
## **DRC / PRE-APPLICATIONS - Continued**

2. **FOSTER LAKE MILLS RD PRE-APPLICATION** – Proposed Subdivision for six or seven single-family residential lots on 43.86 acres in the A-5 zoning district; located southwest of Lake Mills Road and Curryville Road; Parcel I. D. # 27-21-32-300-0200-0000+; (David Axel, Axel Real Estate, Applicant, and Chad Moorhead, Madden, Moorhead & Glunt, Consultant); BCC District 1 – Dallari; (15-80000126); (Denny Gibbs, Project Manager). (January 6, 2016 DRC meeting)
3. **ROCK N BREWS PICNIC AREA PRE-APPLICATION** – Proposed Site Plan for a picnic area adjacent to an existing restaurant on 1.8 acres in the PD zoning district; located south of Red Bug Lake Road, east of Mikler Road; Parcel I. D. # 19-21-31-514-0000-0030; (Scott Paul, Rock N Brews, Applicant, and Eric Hartman, Seva Development Services, Consultant); BCC District 1 – Dallari; (15-80000127); (Angi Kealhofer, Project Manager). (January 6, 2016 DRC meeting)
4. **LUTHERAN HAVEN STORAGE PRE-APPLICATION** – Proposed Site Plan for three storage buildings on one acre in the A-1 zoning district; located on the northeast corner of Electric Lane and Notwen Lane; Parcel I. D. # 21-21-31-300-0080-0000; (Linda Kirk, Lutheran Haven, Applicant, and Bill Worrell, WH Worrell Construction, Consultant); BCC District 1 – Dallari; (15-80000135) (Denny Gibbs, Project Manager). (January 6, 2016 DRC meeting)
5. **LUKAS LANDING PSP** – Proposed Preliminary Subdivision Plan on 14.498 acres for 55 single-family residential lots in the PD zoning district; located on the southeast corner of W. SR 426 and E. Red Bug Lake Road; Parcel I. D. # 16-21-31-5CA-0000-0240+++; (Raymond Harrison, Harrison Realty, Applicant, and Chad Moorhead, Madden, Moorhead & Glunt, Consultant); BCC District 1 – Dallari; (15-55100013); (Brian Walker, Project Manager). (January 13, 2016 DRC meeting)
6. **LUKAS LANDING FINAL DEVELOPMENT PLAN** – Proposed PD Final Development Plan for 14.498 acres for 55 single-family residential lots in the PD zoning district; located on the southeast corner of W. SR 426 and E. Red Bug Lake Road; Parcel I. D. # 16-21-31-5CA-0000-0240+++; (Raymond Harrison, Harrison Realty, Applicant, and Chad Moorhead, Madden, Moorhead & Glunt, Consultant); BCC District 1 – Dallari; (15-20500044); (Brian Walker, Project Manager). (January 13, 2016 DRC meeting)
7. **ALOMA AVE (4270) 24-HOUR FITNESS PRE-APPLICATION** – Proposed Site Plan for a fitness center on 12.78 acres in the C-2 zoning district; located on the northeast corner of Aloma Avenue and Old Howell Branch Road; Parcel I. D. # 35-21-30-300-0430-0000; (Odeida Alvarez, Applicant, and Aaron Smith, Consultant); BCC District 1 – Dallari; (15-80000092); (Angi Kealhofer, Project Manager). (January 27, 2015 DRC meeting)
8. **CHAPMAN RD (755-765) PRE-APPLICATION** – Proposed Subdivision on 9.5 acres for 9 single-family residential lots in the A-1 zoning district; located southeast of E. Chapman Road and Chapman Reserve Court; Parcel I. D. # 27-21-31-300-001B-0000 and 27-21-31-300-001C-0000; (Deborah Policastro, Applicant); BCC District 1 – Dallari; (16-80000002); (Matt Davidson, Project Manager). (January 27, 2015 DRC meeting)
9. **ALAFAYA TRL (3581) PRE-APPLICATION** – Proposed Subdivision and Site Plan for the construction of a Taco Bell restaurant on 1.27 acres in the C-2 zoning district; located on the northeast corner of Alafaya Trail and Park Road; Parcel I. D. # 34-21-31-503-0000-021A; (T.K. Keen, Applicant, and Craig Cornelison, Consultant); BCC District 1 – Dallari; (16-80000001); (Matt Davidson, Project Manager). (January 27, 2015 DRC meeting)

## **PROJECTS STARTING CONSTRUCTION**

10. **RED EMBER RD (2331) SMALL SITE PLAN** – Small Site Plan for fill on 5.06 acres in the A-1 zoning district.
11. **THE MASTER'S ACADEMY SOFTBALL FIELD SMALL SITE PLAN** – Small Site Plan approval for a softball field on 30.79 acres in the A-1 zoning district.
12. **TEXAS ROADHOUSE SITE PLAN** – Site Plan for a 7,163 square foot restaurant on 1.2 acres in the PD zoning district.

# BOARD ITEMS



**Note:** Site locations are approximate

## PLANNING AND ZONING COMMISSION January 6, 2016

1. **BRIGHTON ESTATES PSP** – Approve the Preliminary Subdivision Plan for the Brighton Estates subdivision containing 12 single family residential lots on 4.55 acres zoned R-1AA (Single Family Dwelling), located on the north side of Lake Hayes Road, east of Alafaya Trail; (Ahmad Ghandour, Applicant) District 1 - Dallari (Joy Giles, Project Manager) – *Approved*
2. **LUKAS LANDING REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a 55 lot single-family residential subdivision on approximately 14.5 acres, located on the east side of State Road 426, approximately 400 feet south of Duda Road; (Z2015-046) (Raymond Harrison, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *Recommended for Approval*

**PLANNING AND ZONING COMMISSION - Continued**  
**January 6, 2016**

Countywide Item:

**SHORELINE PROTECTION ORDINANCE** – Consider amending Chapter 70, “Dredge and Filling” Land Development Code of Seminole County, Florida; designating the existing provision of Chapter 70 as Part 1, “General Dredge and Filling”; adding a new Part 2, “Seminole County Shoreline Protection Ordinance”; establishing findings, purposes, objectives and definitions for the shoreline protection ordinance; providing for the regulation of shoreline alternations on waterbodies within Seminole County, including requirements for permits and exemptions; providing for regulation of waterfront lots; providing for enforcement and penalties; clarifying provisions in Part 1; Amending Chapter 2, “Definitions”, Land Development Code of Seminole County, Florida, to include a definition for fill; amending subsections 35.1, 40.2, 40.83, and 40.86, Land Development Code of Seminole County, Florida, to provide consistency with Shoreline Protection Ordinance; amending Chapter 53, “Code Enforcement”, Seminole County Code concerning penalties. Countywide (Kim Ornberg, Project Manager – *Continued to the February 3, 2016 P & Z meeting for further review.*

**BOARD OF COUNTY COMMISSIONERS**  
**January 12, 2016**

3. **3072 WESTON ST NUISANCE ABATEMENT** – Consider adoption of a Resolution issuing an Order: to declare the existence of a Public Nuisance at 3072 Weston Street, Oviedo; to require corrective action by March 14, 2016; and to authorize necessary corrective action by the County in the event the nuisance is not abated by the record owners. District 1 - Dallari (Liz Parkhurst, Project Manager) – *Approved*

4. **BOARD OF ADJUSTMENT APPEAL** – Appeal of the Board of Adjustment decision to approve the request for a special exception for an assisted living and memory care facility with one hundred-fifty-four (154) units in the A-1 (Agriculture) district, for property located on the north side of Howell Branch Road, approximately 1,400 feet west of Grand Road, and more particularly known as 4501 Howell Branch Road; BS2015-06 (Jim Clifton, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved*

Countywide Items:

**FLOODPLAIN ORDINANCE** – Consider adoption of an Ordinance repealing part 51 (FP-1 Flood Prone Classification) of Chapter 30 (Zoning Regulations), Land Development Code of Seminole County, Florida; creating a new part 51 (Floodplain Management Ordinance of Seminole County); adopting flood hazard maps; designating a Floodplain Administrator; adopting procedures and criteria for development in flood hazard areas, and for other purposes. Countywide (Kim Fischer, Project Manager) – *Rescheduled for the January 12, 2016 meeting*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**January 14, 2016**

None for District One

**BOARD OF ADJUSTMENT**  
**January 25, 2016**

5. **7103 TIMBER DR** – Request for a side street setback variance from twenty-five (25) feet to eight feet six inches (8'-6") for a privacy fence in the R-1 (Single Family Dwelling) district for a property located on the east side of Timber Drive, approximately 121 feet west of Betty Street, and more particularly known as 7103 Timber Drive; BV2015-80 (Leslie S. Barrow, Applicant) District 1 - Dallari (Angi Kealhofer, Project Manager) – *Approved*

6. **1673 TREMONT LN** – Request for a side street setback variance from twenty (20) feet to five (5) feet for a privacy fence in the PD (Planned Development) district for a property located on the northeast corner of Lawndale Circle and Tremont Lane, approximately 650 feet south of Whispering Way, and more particularly known as 1673 Tremont Lane; BV2015-92 (Ashley Payan, Applicant) District 1 - Dallari (Angi Kealhofer, Project Manager) – *Approved with a setback of 10 feet.*

7. **1636 LAWDALE CIR** – Request for: (1) a rear yard setback variance from ten (10) feet to two (2) feet; (2) a side yard (southeast) setback variance from ten (10) feet to five and one-half (5.5) feet; and (3) a natural water body edge setback variance from thirty (30) feet to eighteen (18) feet for a swimming pool; and (4) a rear yard setback variance from five (5) feet to zero (0) feet; and (5) a natural water body edge setback variance from twenty-five (25) feet to sixteen (16) feet for a pool screen enclosure in the PD (Planned Development) district for property located on the east side of Lawndale Circle, approximately 1,000 feet east of Dike Road, and more particularly known as 1636 Lawndale Circle; BV2015-43 (Lynn Freshwater, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved*

8. **3711 VINSETTA CT** – Request for a side street setback variance from fifteen (15) feet to eight (8) feet for a fence in the PD (Planned Development) district for property located on the southeast corner of Via Sangro Place and Vinsetta Court, approximately 300 feet west of Dodd Road, and more particularly known as 3711 Vinsetta Court; BV2015-94 (Sam Stark, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved with a setback of 10 feet.*

**BOARD OF COUNTY COMMISSIONERS**  
**January 26, 2016**

None for District One

**CODE ENFORCEMENT BOARD**  
**January 28, 2016**

9. **1940 ASTER DR** – The keeping of chickens is not a permitted use in a R1-A zone. Donna Wisniewski, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 15, 2016, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
10. **5014 TANGERINE AVE** – Any other objectionable, unsightly, or unsanitary matter, substance or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives and/or welfare of the citizens of the County. Donna Wisniewski, Code Enforcement Officer. *Findings of Fact entered giving the Respondent a compliance date of February 15, 2016, with a fine of \$250.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
11. **1409 CAPTAINS CT** – Fences or walls missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality. Donna Wisniewski, Code Enforcement Officer. *Respondent complied prior to hearing.*
12. **2895 BUCCANEER DR** – Fences or walls missing boards, pickets, posts or bricks shall be promptly replaced with material of the same type and quality. Donna Wisniewski, Code Enforcement Officer. *Case withdrawn by Code Enforcement Officer.*