



**COUNTYWIDE  
JUNE 2019  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	1,949
Inspections Performed	6,272
Certificates of Occupancy Issued	82

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	4
Inspections Performed	194

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	12
Land Use Amendments	0
Rezones	4
PD Rezones	5
Small Site Plans	3
Site Plans	4
Subdivision – PSP	1
Subdivision – Engineering	2
Subdivision – Plats	1
Minor Plat	0
Land Split	0
Vacates	0
Special Events, Arbor, Special Exceptions, Minor Amendments	10

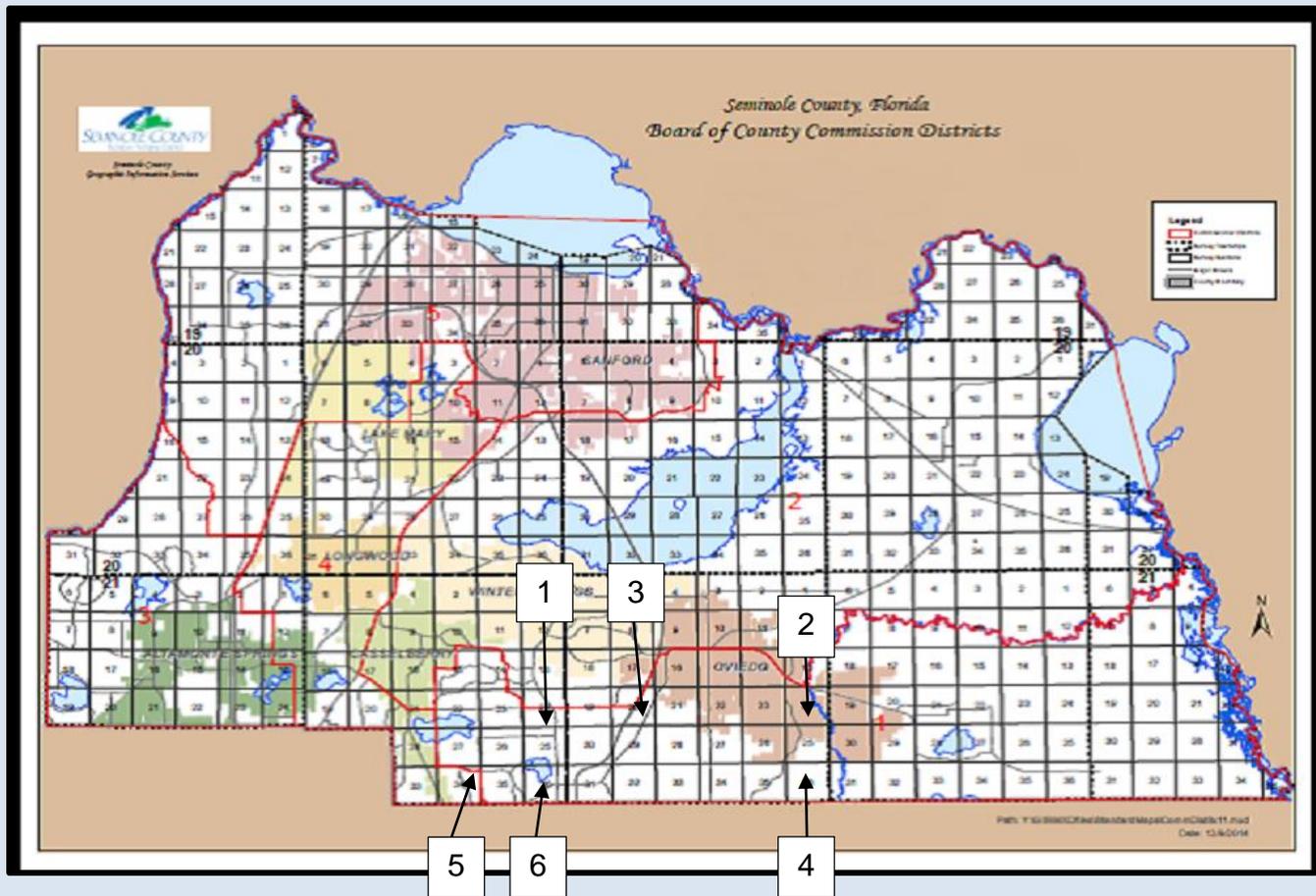
**Kudos from our Customers**

(To Tammy Brushwood) – “Thank you for the rapid response and clear information. Sure do appreciate both of those things these days!” – *Mark B*

# DISTRICT ONE JUNE 2019 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

- 1. MIDFLORIDA CREDIT UNION WINTER SPRINGS PRE-APPLICATION** – Proposed Land Use Amendment and Site Plan for a bank on 0.97 acres in the Tuskawilla Country Store PD zoning district; located on the southeast corner of Red Big Lake Road and Tuskawilla Road; Parcel I. D. # 24-21-30-300-020A-0000; (Chris Robertson, MidFlorida Credit Union, Applicant, and Steve Boggs, BBE-Boggs Engineering, LLC, Consultant); (19-80000056); (Joy Giles, Project Manager). *(Comments Only – June 19, 2019 DRC meeting)*

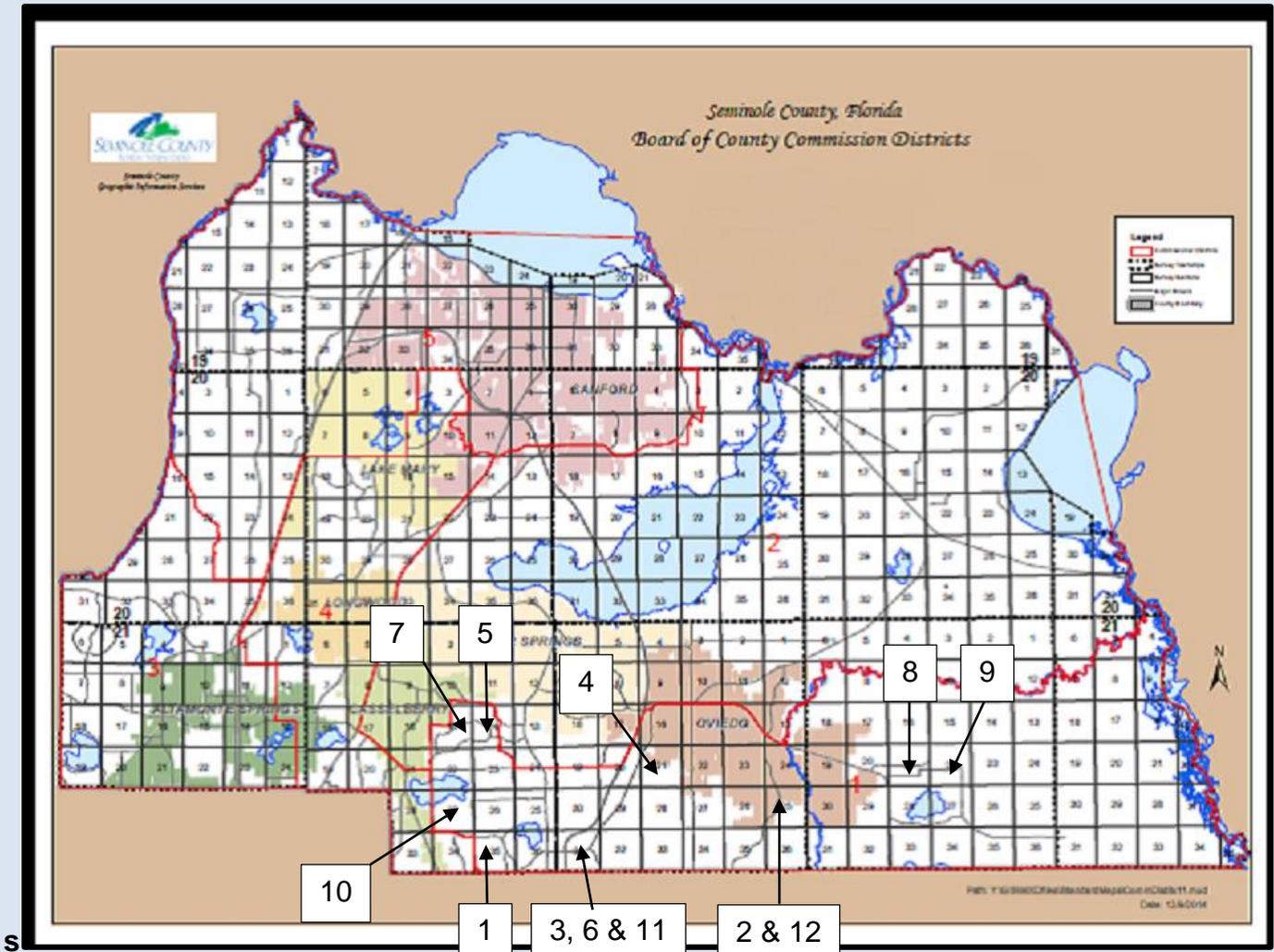
## DRC / PRE-APPLICATIONS – Continued

2. **BENTON HOUSE OF OVIEDO (FKA BUCK CREEK) PD FINAL DEVELOPMENT PLAN** – Proposed PD Final Development Plan for an assisted living facility on 5.45 acres; located southeast of W. CR 419 and Cosmos Way; Parcel I. D. # 24-21-31-300-0020-0000; (David Hubble, Oviedo SLP, LLC, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (19-20500020); (Danalee Petyk, Project Manager). *(June 26, 2019 DRC meeting)*
3. **W 426 SR (1970) SPECIAL EXCEPTION PRE-APPLICATION** – Proposed Special Exception for a kennel on 1.87 acres in the A-1 zoning; located on the west side of W SR 426, north of Slavia Road; Parcel I. D. # 20-21-31-502-0000-0030; (Victoria E. Smith and Jorge Ortega, Applicants, and Alison Yurko, Alison Yurko, P.A., Consultant); (19-80000060); (Angi Kealhofer, Project Manager). *(June 26, 2019 DRC meeting)*
4. **RED EMBER ESTATES PD REZONE** – Proposed Rezone from A-1 to PD for a single family residential development on 45.49 acres; located southwest of Old Lockwood Road and Bellefield Cove, Parcel I. D. # 36-21-31-3AH-001M-0000+++; (Raymond Harrison, DLC Red Ember, LLC, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (19-20500021); (Danalee Petyk, Project Manager). *(Comments Only – June 26, 2019 DRC meeting)*

## PROJECTS STARTING CONSTRUCTION

5. **SAN PEDRO QUEEN OF ANGELS CATHOLIC CEMETERY PH 1 PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN** – PD Final Development Plan as an Engineered Site Plan for a cemetery on 130.73 acres.
6. **TRINITY PREPARATORY SCHOOL GUARD HOUSE SMALL SITE PLAN** – Small Site Plan for a guard house at an existing school on 45.79 acres in the A-1 zoning district.

# BOARD ITEMS



Note: Site locations are approximate

## PLANNING AND ZONING COMMISSION June 5, 2019

1. **GROVE AVENUE ESTATES PSP** – Deny the Preliminary Subdivision Plan for the Grove Avenue Estates subdivision containing ten (10) lots on 4.7 acres zoned R-1 (Single Family Dwelling), located on the north side of Grove Avenue (Trisha Bailey-Archie, Applicant) (Danalee Petyk, Project Manager) – *Approved*
2. **HIDEAWAY COVE PD MAJOR AMENDMENT AND REZONE** – Consider a Major Amendment and Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a single family residential subdivision on approximately 65.24 acres, located on the east side of Simmons Road, ½ mile east of Lockwood Boulevard; (Z2019-011) (Madden, Moorhead, & Stokes, Applicant) (Joy Giles, Project Manager) – *Recommended for Approval*
3. **NOMA PD REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for multi-family apartments and commercial mixed use, on 17.64 acres, located on the north side of W. S.R. 426, ¼ mile east of S.R. 417; (Z2019-012) (Matthew Gourlay, Applicant) (Joy Giles, Project Manager) – *Recommended for Approval using updated Development Order presented at meeting.*

**BOARD OF COUNTY COMMISSIONERS**  
**June 11, 2019**

4. **BROOKMORE ESTATES PHASE III PD REZONE**– Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a twelve (12) lot single-family residential subdivision on approximately 5.01 acres, located on the north side of Chapman Road approximately 4,000 feet west of Alafaya Trail; (Z2019-07) (Pulte Home Company, LLC, Applicant) (Matt Davidson, Project Manager) – *Approved*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**  
**June 13, 2019**

5. **1626 PINEHURST** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of August 8, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
6. **5762 SHERYL ANITA ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of August 8, 2019, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
7. **633 SWALLOW DR** – Construction without the required permits. Vicki Hathaway, Inspector. *The Respondent complied prior to the hearing.*
8. **230 E 6<sup>TH</sup> ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Respondent requested an extension to the compliance date and requested that the fines accrued to-date be waived. Order entered extending compliance date to September 12, 2019, and waiving all accrued fines to-date.*

**BOARD OF ADJUSTMENT**  
**June 24, 2019**

9. **242 OVERLOOK DR** – Request for a side street (east) setback variance from fifty (50) feet to twenty (20) feet for a pole barn in the A-1 (Agriculture) district; BV2019-51 (Michael and Brianna Sanchez, Applicants) (Angi Kealhofer, Project Manager) – *Approved with conditions*
10. **2736 LAKE HOWELL LN** – Request for a fence height variance from six and one-half (6½) feet to eight (8) feet in the R-1AAA (Single Family Dwelling) district; BV2019-44 (Irwin and Patricia Weinstein, Applicants) (Hilary Padin, Project Manager) – *Denied*

**BOARD OF COUNTY COMMISSIONERS**

**June 25, 2019**

Countywide items:

**SHORT-TERM VACATION RENTALS LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending the Land Development Code to provide regulations for short-term vacation rentals within unincorporated Seminole County; (Rebecca Hammock, Project Manager) – *Denied*

**REGISTRATION OF RENTAL PROPERTY CODE OF ORDINANCES AMENDMENT** – Consider an Ordinance amending the Code of Ordinances, Chapter 45 to require registration of rental property within unincorporated Seminole County; (Rebecca Hammock, Project Manager) – *Denied*

**ADMINISTRATIVE CODE REVISION** – Adopt the Resolution amending the Seminole County Administrative Code to revise Section 20.10(L) Permit Fees to add subparagraph (11), Short-Term Vacation Rentals and subparagraph (12) Rental Property Registration Fee, as administered by the Development Services Department, Planning and Development Division; Rebecca Hammock, Project Manager) – *Withdrawn*

11. **STARWOOD DRIVE RIGHT-OF-WAY VACATE** – Adopt the Resolution vacating and abandoning a portion of a public right-of-way known as Starwood Drive, being the south 653.95 feet of Starwood Drive right-of-way lying in Section 31, Township 21 south, Range 31 east of Seminole County, Florida; (PEC Surveying and Mapping, Applicant) (Joy Giles, Project Manager) – *Approved*

12. **HIDEAWAY COVE AT OVIEDO PHASE 1 PLAT** – Approve the plat for the Hideaway Cove at Oviedo Phase 1 single-family residential subdivision containing forty-nine (49) lots on forty-five (45) acres zoned PD (Planned Development), located on the east side of Simmons Road, ½ mile east of Lockwood Boulevard; (M/I Homes of Orlando, LLC, Applicant) District 1 – Dallari (Joy Giles, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**

No meeting in June due to the F.A.C.E. conference