



**COUNTYWIDE  
MARCH 2018  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	2,560
Inspections Performed	6,681
Certificates of Occupancy Issued	34

**DEVELOPMENT REVIEW ENGINEERING DIVISION**

Flood Plain Reviews	11
Inspections Performed	197

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	11
Land Use Amendments	2
Rezones	0
PD Rezones	2
Small Site Plans	4
Site Plans	4
Subdivision – PSP	0
Subdivision – Engineering	2
Subdivision – Plats	1
Minor Plat	0
Land Split	0
Vacates	1
Special Events, Arbor, Special Exceptions, Minor Amendments	7

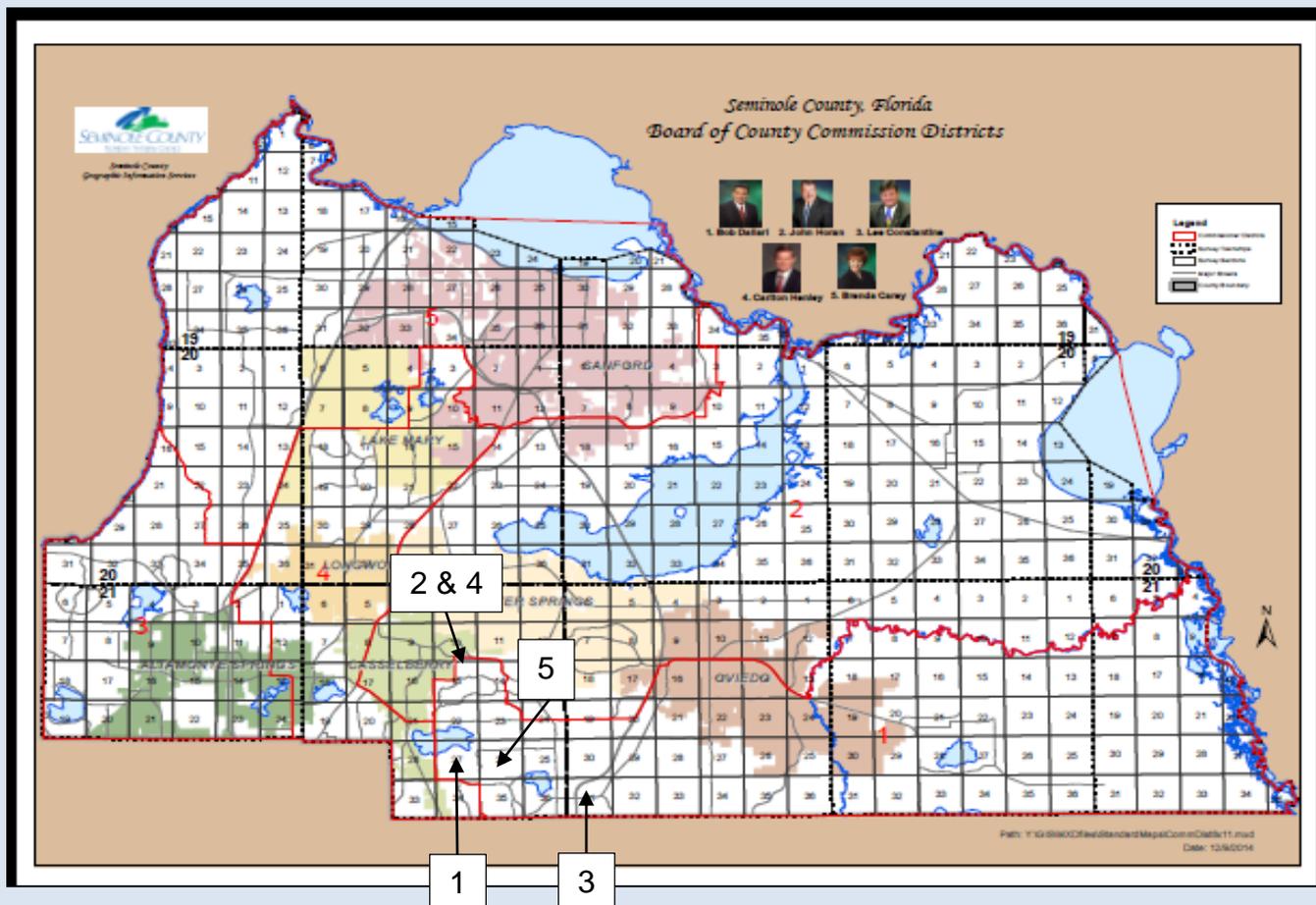
**Kudos from our Customers**

“Steve Frazier was readily available, approachable, patient, and provided instructive information. His valuable insight helped us build a home as good as it could be instead of just meeting minimum requirements.” *Irwin & Patricia.*

# DISTRICT ONE MARCH 2018 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

**1. CENTRAL PARC AT LAKE HOWELL BRANCH PLAZA (AKA VILLAGE 2B OF LAKE HOWELL RESERVE/SAN PEDRO) PD FINAL DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAN** – Proposed PD Final Development Plan and Preliminary Subdivision Plan for two commercial lots on 6.834 acres in the San Pedro PD zoning district; located on the north side of Howell Branch Road, west of Eastbrook Boulevard; Parcel I. D. # 27-21-30-300-015G-0000; (Miguel De Arcos, Central Parc at Howell Branch, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (18-20500006 & 18-55100004); (Danalee Petyk, Project Manager). (March 7, 2018 DRC meeting)

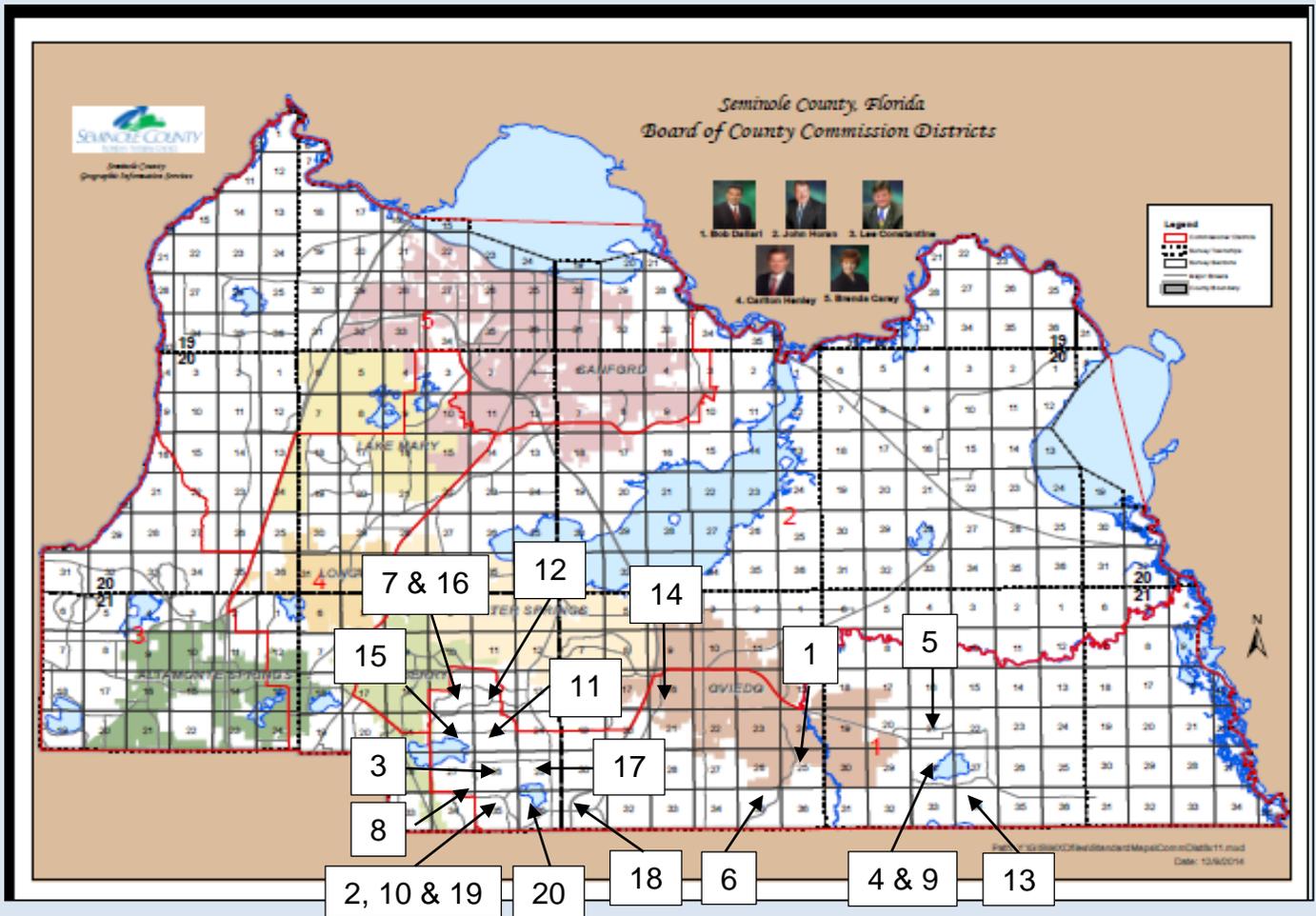
## **DRC / PRE-APPLICATIONS – Continued**

2. **VASANT VATIKA HINDU SENIOR LIVING COMMUNITY PRE-APPLICATION** – Proposed Subdivision of 6.45 acres into 24 age restricted residential lots in the Vasant Vatika PD zoning district; located on the south side of Center Drive, west of Bluestone Place; Parcel I. D. # 10-21-30-5BQ-0000-0410; (Shri Rao, Landsmart Consultants, Applicant); (18-80000011); (Matt Davidson, Project Manager). *(Comments Only – March 14, 2018 DRC meeting)*
3. **CHRISTIAN LIFE CENTER OF ORLANDO SITE PLAN** – Proposed Site Plan to add a 16,000 square foot building to an existing church on 7.15 acres in the A-1 zoning district; located on the west side of Dean Road and north of Carolina Street; Parcel I. D. # 31-21-31-300-0340-0000+; (Paul Kaufmann, Christian Life Center, Applicant, and Stephen Allen, CivilCorp Engineering, Consultant); (18-06000004); (Paul Ashworth, Project Manager). *(Comments Only – March 14, 2018 DRC meeting)*
4. **TEMPLE RESERVE (FKA CHINMAYA WAY) FINAL ENGINEERING** – Proposed Final Engineering for a ten lot single family residential subdivision on 6.2 acres in the R-1A zoning district; located on the northwest corner of Chinmaya Way and Center Drive; Parcel I. D. # 10-21-30-5BQ-0000-0210+; (Julian Coto, Excel Engineering Consultants, Applicant); (18-55200002); (Paul Ashworth, Project Manager). *(Comments Only – March 28, 2018 DRC meeting)*

## **PROJECTS STARTING CONSTRUCTION**

5. **LAKE FLORENCE PRESERVE MODEL HOME SMALL SITE PLAN** – Small Site Plan for a model home on 14.645 acres in the Lake Florence Preserve PD zoning district.

# BOARD ITEMS



**Note:** Site locations are approximate

## PLANNING AND ZONING COMMISSION March 7, 2018

1. **HIDEAWAY COVE PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Hideaway Cove subdivision containing ninety-two (92) lots on 45 acres zoned PD (Planned Development), located on the east side of Simmons Road, ½ mile east of Lockwood Boulevard; (Madden, Moorhead, & Stokes, Applicant) (Joy Giles, Project Manager) – *Approved*
  
2. **HOWELL BRANCH ROAD (LOT 37) REZONE** – Consider a Rezone from R-3A (Multiple-Family Dwelling) to R-1A (Single Family Dwelling) on 3.5 acres, located on the east corner of Howell Branch Road and Bear Gully Road; (Z2018-003) (Robert and Michelle Mallard, Applicants) (Danalee Petyk, Project Manager) – *Recommended for Approval*

## CODE ENFORCEMENT SPECIAL MAGISTRATE

March 8, 2018

3. **3700 DIKE RD** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of July 12, 2018, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
4. **825 NOCTURNE DR** – Construction without the required permits. Tom Helle, Inspector. *Order entered extending compliance date to May 10, 2018 and waiving all accrued fines to-date.*
5. **195 LANGFORD DR** – Construction without the required permits. Tom Helle, Inspector. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$400.00 to the Administrative Costs of \$320.46 provided the reduced amount is paid within 30 days from the date of this meeting. If payment has not been received within 30 days, the fine will revert to the original amount of \$400.00 and be recorded as a lien.*

## BOARD OF COUNTY COMMISSIONERS

March 13, 2018

Countywide item:

**EDUCATIONAL SYSTEM IMPACT FEE RESOLUTION & INTERLOCAL AGREEMENT** – Consider an Educational System Impact Fee Time of Collection/Payment Resolution and First Amendment to the Educational System Impact Fee Interlocal Agreement between the City of Longwood, Seminole County and the School Board of Seminole County; Countywide (Paul Chipok, Project Manager) – *Approved*

## CODE ENFORCEMENT BOARD

March 22, 2018

None for District 1

## BOARD OF ADJUSTMENT

March 26, 2018

6. **1318 HAMPSTEAD TERR** – Request for a side street (south) setback variance from twenty (20) feet to thirteen (13) feet for a privacy fence in the PD (Planned Development) district for property located on the southeast corner of Hampstead Terrace, and more particularly known as 1318 Hampstead Terrace; BV2018-17 (Robyn Stevenson, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
7. **423 EAGLE CIR** – Request for a rear yard setback variance from twenty-five (25) feet to fifteen (15) feet for a covered screen room in the PD (Planned Development) district for property located on the north side of Eagle Circle, approximately 240 feet west of Dew Drop Cove, and more particularly known as 423 Eagle Circle; BV2018-18 (Frederick Bauer, Applicant) (Angi Kealhofer, Project Manager) – *Approved*

**BOARD OF ADJUSTMENT – Continued**  
**March 26, 2018**

8. **5222 POINSETTA AVE** – Request for a side street (north) setback variance from twenty-five (25) feet to one (1) foot for a privacy fence in the R-1 (Single Family Dwelling) district for property located on the southwest corner of Poinsetta Avenue and Wrenwood Way, and more particularly known as 5222 Poinsetta Avenue; BV2018-21 (Celina Alonza, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
9. **825 NOCTURNE DR** – Request for: (1) a rear yard setback variance from ten (10) feet to three (3) feet and, (2) a side yard west setback variance from seven and one-half (7 ½) feet to three (3) feet for a storage shed in the R-1A (Single Family Dwelling) district for property located on the south side of Nocturne Drive, approximately 150 feet west of Fantasy Lane, and more particularly known as 825 Nocturne Drive; BV2018-25 (Elite Masonry of Central Florida, LLC, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
10. **5029 OAK HILL DR** – Request for: (1) a rear yard setback variance from thirty (30) feet to ten (10) feet and; (2) a side yard (north) setback from ten (10) feet to five (5) feet for a storage shed in the R-1 (Single Family Dwelling) district for property located on the east side of Oak Hill Drive, approximately 600 feet west of Old Howell Branch Rd, and more particularly known as (5029 Oak Hill Drive); BV2018-20 (Katherine Register, Applicant) (Paula Archer, Project Manager) – *Approved with conditions*
11. **3397 BUFFAM PL** – Request for a side street (east) setback variance from twenty (20) feet to fifteen (15) feet for a privacy fence in the PD (Planned Development) district for property located on the south side of Buffam Place, approximately 335 feet west of Dodd Rd, and more particularly known as (3397 Buffam Place); BV2018-24 (Brandee Elkins, Applicant) (Paula Archer, Project Manager) – *Approved*
12. **403 BARRYWOOD LN** – Request for a side street (north) setback variance from twenty (20) feet to ten (10) feet for a privacy fence in the PD (Planned Development) district for property located on the east side of Barrywood Lane, approximately 270 feet west of Crossbeam Drive, and more particularly known as (403 Barrywood Lane); BV2018-16 (William Misare, Applicant) (Paula Archer, Project Manager) – *Approved*
13. **750 EAST PALM VALLEY DR** – Request for a fence height variance from six and one half (6 ½) feet to eight (8) feet in the R-1A (Single Family Dwelling) district for property located on the north side of Park Road, approximately 800 feet east of Kayla Circle, and more particularly known as 750 East Palm Valley; BV2018-26 (Jolene Burns as representative of CWS Communities LP, Applicant) (Paul Ashworth, Project Manager) – *Approved*
14. **1500 LUKAS LN** – Request for an amendment to the Special Exception Site Plan to add a 10,227 square foot building to the Master's Academy private school in the A-1 (Agriculture) district for property located on the north west corner of the intersection of Lukas Lane and Slavia Road, more particularly known as 1500 Lukas Lane; BS2018-01 (Julian Coto, Applicant) (Paul Ashworth, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS**  
**March 27, 2018**

Countywide items:

**EDUCATIONAL SYSTEM IMPACT FEE VESTED RIGHTS PROCESS** – Consider the Resolution amending Section 30.30 of the Seminole County Administrative Code Educational System Impact Fee Vested Rights Process; Countywide (Paul Chipok, Project Manager) – *Approved*

**IMPACT FEE RESOLUTION AND SECOND AMENDMENT WITH CITY OF LONGWOOD** – Consider the proposed Resolution of the Seminole County Board of County Commissioners amending Resolution No. 2003-R-142 pertaining to time of payment of certain impact fees and water and sewer connection fees for the City of Longwood, and the Second Amendment to the Library System Impact Fee Interlocal Agreement between Seminole County and the City of Longwood. Countywide (Paul Chipok, Project Manager) – *Approved*

15. **SPRING TREE VILLAGE PH 2 RELEASE OF MAINTENANCE BOND** – Authorize release of Maintenance Bond (Public Road Maintenance Agreement) #5214709 in the amount of \$1,666.00 for Spring Tree Apartments Phase Two; (Joseph Savino, Applicant); (Joy Giles, Project Manager) – *Approved*

16. **CODE ENFORCEMENT SPECIAL MAGISTRATE LIEN APPEAL** – Consider the appeal of the Deputy County Manager's denial of the requested reduction of the Special Magistrate lien of \$171,250.00, to \$1,000.00, for Case # 14-57-CESM, on the property located at 131 Warblar Ln., Casselberry, Tax Parcel # 15-21-30-503-0B00-0270, (Equity Trust Co. Custodian FBO, James M. Stansberry, IRA & Yanick R. Benschop, current owners/Appellants) (Sandra Laborde, previous owner); (Patt Hughes, Project Manager) – *Continued to the April 24, 2018 BCC meeting*

17. **NUISANCE ABATEMENT – SHADYHILL TERR** – Consider adoption of a Resolution issuing an Order: to declare the existence of a Public Nuisance at 1851 Shadyhill Terrace, Winter Park; to require corrective action by April 26, 2018; and to authorize necessary corrective action by the County in the event the nuisance is not abated by the record owners; (Liz Parkhurst, Project Manager) – *Continued to the April 24, 2018 BCC meeting and secure structure immediately*

18. **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) – *Continued to the April 24, 2018 BCC meeting*

19. **HOWELL BRANCH ROAD (LOT 37) REZONE** – Consider a Rezone from R-3A (Multiple-Family Dwelling) to R-1A (Single Family Dwelling) for a single family dwelling on approximately 3.5 acres, located on the east corner of Howell Branch Road and Bear Gully Road; (Z2018-03) (Robert and Michelle Mallard, Applicant); (Danalee Petyk, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**

20. **ALTA SEMINOLE LARGE SCALE FUTURE LAND USE MAP AMENDMENT AND REZONE** – Consider a Large Scale Future Land Use Map Amendment from Medium Density Residential, High Intensity Planned Development Transitional and Planned Development to Planned Development, and a Rezone from RP (Residential Professional) and PD (Planned Development) to PD (Planned Development) for a 243 multi-family residential unit apartment complex on 12.66 acres, located on the northeast corner of W. S.R. 426 and Tuskawilla Road; (Z2017-047) (2017-FLUM-LS.01) (WP South Acquisitions, LLC, Applicant); (Matt Davidson, Project Manager) – *Continued to the April 10, 2018 BCC meeting*