



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

BUILDING DIVISION

Permits Issued	2,489
Inspections Performed	6,795
Certificates of Occupancy Issued	90

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	8
Inspections Performed	214

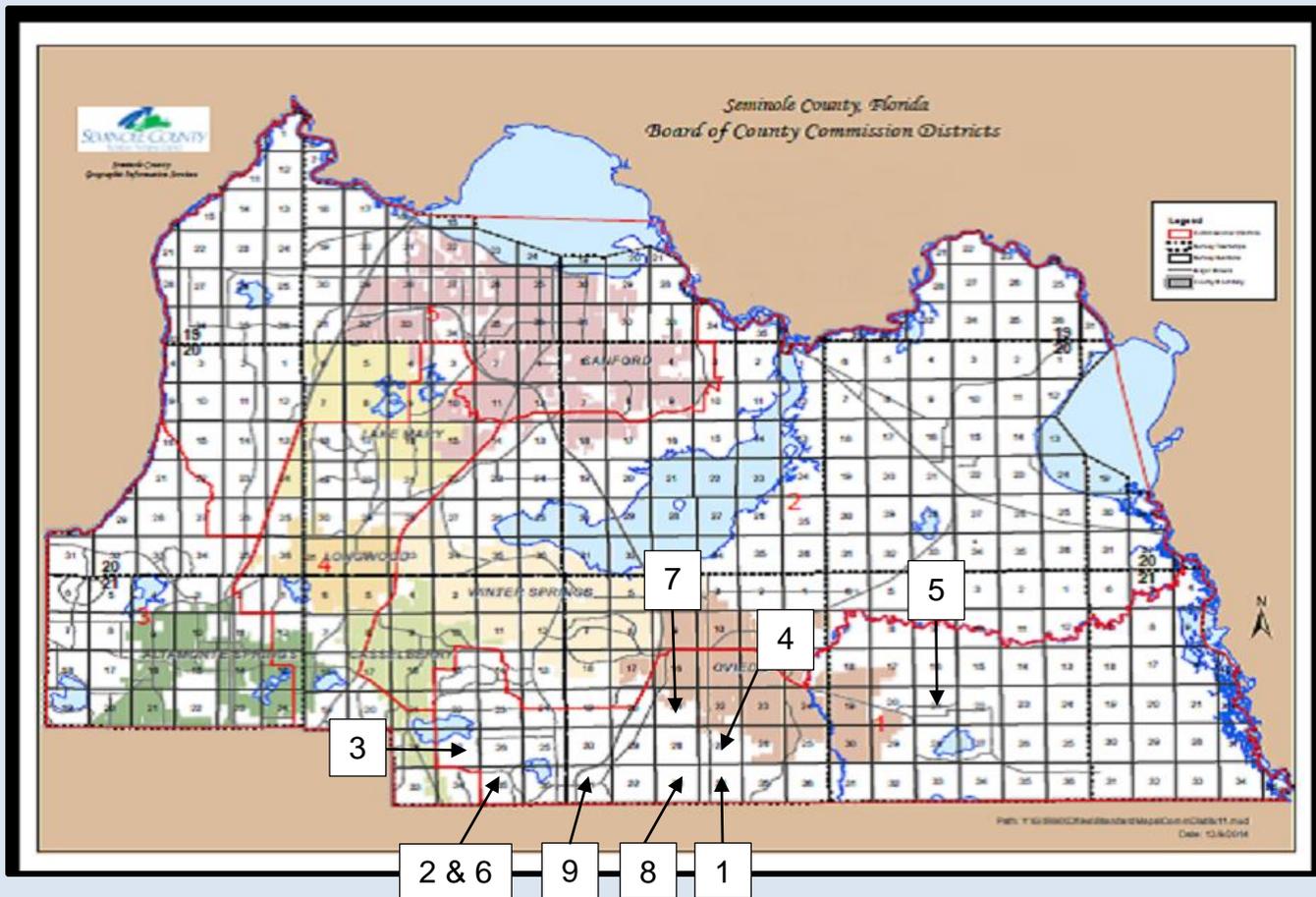
PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	4
Land Use Amendments	0
Rezones	1
PD Rezones	1
Small Site Plans	1
Site Plans	3
Subdivision – PSP	1
Subdivision – Engineering	0
Subdivision – Plats	2
Minor Plat	1
Land Split	0
Vacates	0
Special Events, Arbor, Special Exceptions, Minor Amendments	7

DISTRICT ONE OCTOBER 2019 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. **PATS LIQUOR ALAFAYA PRE-APPLICATION** – Proposed Rezone of 5.26 acres from R-1BB to PD and Site Plan for a liquor store; located northeast of E. McCulloch Road and Alafaya Trail; Parcel I. D. # 34-21-31-508-0A00-0000; (Mitch Patel, Pats Liquor Leaf & Wine, Applicant, and Paul Smith, Paul V. Smith Esq., Consultant); (19-80000100); (Danalee Petyk, Project Manager). (October 9, 2019 DRC meeting)

2. **HERON WOOD PL (1521) PRE-APPLICATION** – Proposed Rezone of 0.61 acres from A-1 to RP for an acupuncture office; located southwest of Heron Wood Place and Kinsley Place; Parcel I. D. # 35-21-30-300-002A-0000; (Ruth Diez, Point Zero Healing-Acupuncture & Oriental Medicine, LLC, Applicant); (19-80000099); (Matt Davidson, Project Manager). (October 9, 2019 DRC meeting)

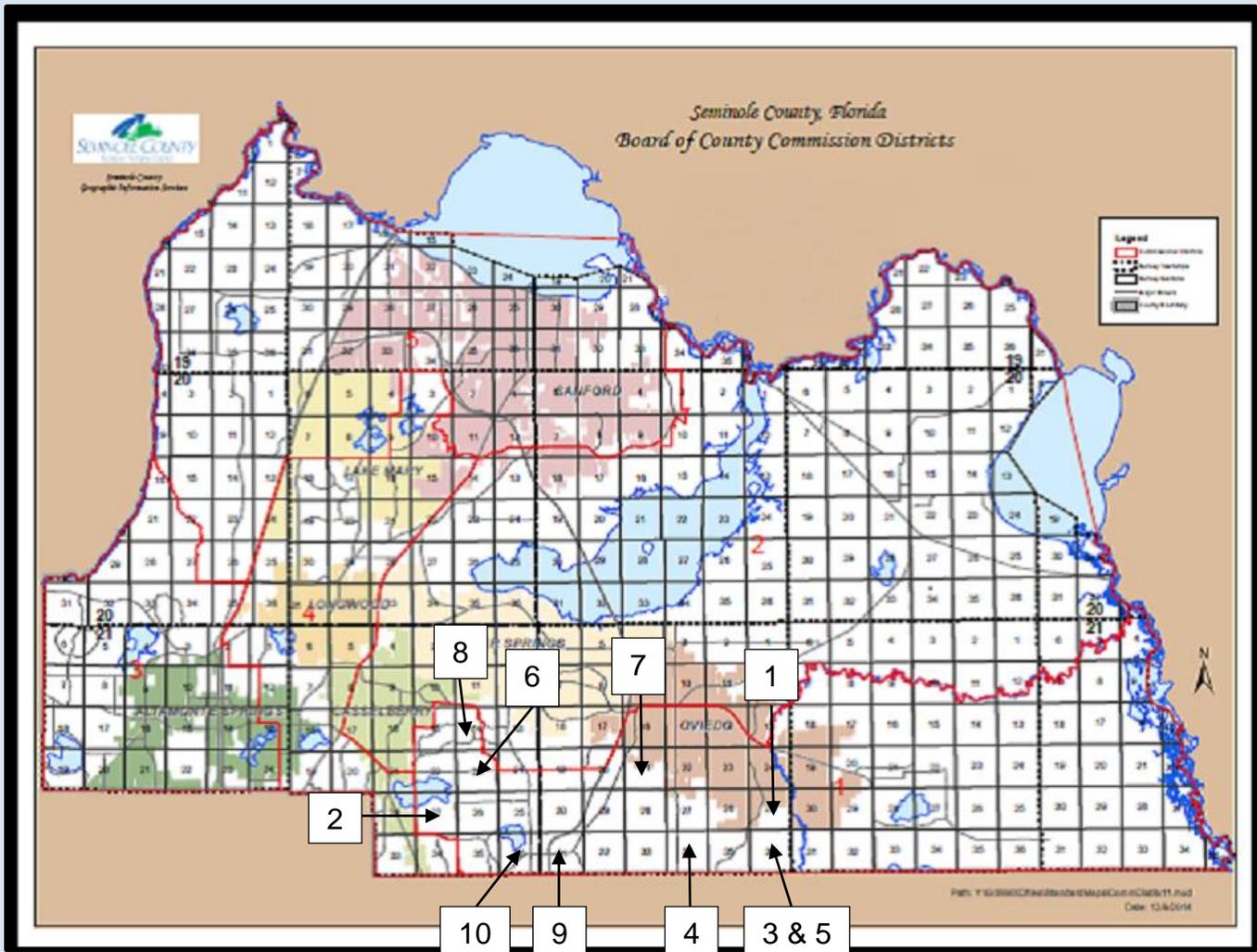
DRC / PRE-APPLICATIONS – Continued

3. **CENTRAL PARC AT HOWELL BRANCH LOT 5 SITE PLAN** – Proposed Site Plan for a retail commercial center on 6.81 acres in the Central Parc at Howell Branch/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, LLC, Applicant, and Chad Moorhead, Madden, Moorhead & Stokes, Consultant); (19-06000035); (Danalee Petyk, Project Manager). *(Comments Only – October 9, 2019 DRC meeting)*
4. **LAKE HAYES RD (572) SPECIAL EXCEPTION** – Request for a Special Exception for a synagogue on 0.49 acres in the R-1AA zoning district; located on the southeast corner of Lake Hayes Road and Audley Street; Parcel I. D. # 27-21-31-300-0050-0000; (Shari Geismar, Temple Shir Shalom, Applicant); (19-32000008); (Kathy Hammel, Project Manager). *(Comments Only – October 16, 2019 DRC meeting)*
5. **W 7TH ST (130) SPECIAL EXCEPTION** – Request for a Special Exception for an assisted living facility on 0.32 acres in the R-3 zoning district; located northwest of W. 7th Street and Chuluota Road; Parcel I. D. # 21-21-32-5CF-5200-0190; (Roseline Clerge, Applicant, and Victor Igbo-Nwoke, Civilworks Design and Engineering, Inc., Consultant); (19-32000007); (Angi Kealhofer, Project Manager). *(October 23, 2019 DRC meeting)*
6. **OLD HOWELL BRANCH RD (5150) PRE-APPLICATION** – Proposed Rezone of 0.32 acres from RP to RP for an expansion of an existing office; located southwest of Old Howell Branch Road and Lazy Oaks Drive; Parcel I. D. # 35-21-30-300-0330-0000; (Sanya Avazpour, Applicant); (19-80000102); (Joy Giles, Project Manager). *(October 23, 2019 DRC meeting)*

PROJECTS STARTING CONSTRUCTION

7. **BROOKMORE ESTATES PH 3 FINAL ENGINEERING** – Final Engineering Plan for 12 single family residential lots on 5.01 acres in the Brookmore Estates PD zoning district.
8. **OVIEDO TECHNOLOGY CENTER SITE PLAN** – Site Plan for a 50,000 square foot technology manufacturing center on 6.1 acres in the M-1A zoning district.
9. **ASIAN FOODS AT ALOMA SITE PLAN** – Site Plan for a 3,500 sq. ft. office building on 0.88 acres in the Elmhurst Village PD zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION October 2, 2019

Countywide item:

EDUCATIONAL AND CHILD CARE FACILITIES LAND DEVELOPMENT CODE AMENDMENTS -

Consider an Ordinance amending the Land Development Code to update definitions related to Educational and Child Care Facilities, including adding an Elementary School definition which will include Kindergarten and Voluntary Pre-Kindergarten as part of the definition; Countywide; (Mary Moskowitz, Project Manager) – *Recommended for Approval*

1. **HIDEAWAY COVE PHASE 3 PSP** – Approve the Preliminary Subdivision Plan for the Hideaway Cove Phase 3 subdivision containing thirty-five (35) lots on 20.25 acres zoned PD (Planned Development), located on the east side of Simmons Road, ½ mile east of Lockwood Boulevard; (Z2019-011) (Madden, Moorhead, & Stokes, Applicant) (Joy Giles, Project Manager) – *Approved*

PLANNING AND ZONING COMMISSION – Continued

October 2, 2019

2. **CENTRAL PARC AT HOWELL BRANCH PHASE 2 PSP** – Approve the Preliminary Subdivision Plan for the Central Parc at Howell Branch Phase 2 subdivision containing six (6) lots on 6.83 acres zoned Planned Development located on the north side of Howell Branch Road, west of Eastbrook Boulevard; (Miguel De Arcos, Applicant) (Danalee Petyk, Project Manager) – *Approved*

3. **RED EMBER ESTATES REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a seventy-six (76) lot single family residential subdivision on approximately 45.49 acres, located on the east side of Old Lockwood Road approximately ½ mile south of Lockwood Boulevard; (Z2019-25) (Raymond Harrison, Applicant) (Danalee Petyk, Project Manager) – *Recommended for Approval*

BOARD OF COUNTY COMMISSIONERS

October 8, 2019

Countywide items:

EDUCATIONAL AND CHILD CARE FACILITIES LAND DEVELOPMENT CODE AMENDMENTS -

Consider an Ordinance amending the Land Development Code to update definitions related to Educational and Child Care Facilities, including adding an Elementary School definition which will include Kindergarten and Voluntary Pre-Kindergarten as part of the definition; Countywide; (Mary Moskowitz, Project Manager) – *Approved*

2020 CAPITAL IMPROVEMENTS PROJECT SCHEDULE ANNUAL UPDATE – Consider adoption of an Ordinance containing the annual update of the Capital Improvements Schedule for the Seminole County Comprehensive Plan; Countywide (Mary Moskowitz, Project Manager) – *Approved*

4. **SEMINOLE AVENUE RIGHT-OF-WAY VACATE** – Adopt the Resolution vacating and abandoning an uncut portion of the public right-of-way known as Seminole Avenue, as recorded in Plat Book 10, Page 100, in the Public Records of Seminole County, Florida, for property located on Seminole Avenue, approximately 1,000 feet north of McCulloch Road in Oviedo, Florida; (Julian Coto, Applicant) (Danalee Petyk, Project Manager) – *Continued to the November 12, 2019 meeting at the Applicant’s request*

5. **RED EMBER ESTATES REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a seventy-six (76) lot single family residential subdivision on approximately 45.49 acres, located on the east side of Old Lockwood Road approximately ½ mile south of Lockwood Boulevard; (Z2019-25) (Raymond Harrison, Applicant) (Danalee Petyk, Project Manager) – *Approved*

CODE ENFORCEMENT SPECIAL MAGISTRATE

October 10, 2019

6. **4086 GALLAGHER LP** – Construction without the required permits. Vicki Hathaway, Inspector. *Findings of Fact entered giving the Respondent a compliance date of January 9, 2020, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

CODE ENFORCEMENT SPECIAL MAGISTRATE – Continued
October 10, 2019

7. **2043 NOTWEN LN** – Construction without the required permits. Vicki Hathaway, Inspector. Case *withdrawn by the Inspector.*
8. **1626 PINEHURST DR** – Construction without the required permits. Vicki Hathaway, Inspector. *Order Finding Non-Compliance entered imposing a lien in the amount of \$3,150.00, with the fine continuing to accrue at \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*
9. **5762 SHERYL ANITA ST** – Construction without the required permits. Vicki Hathaway, Inspector. *Order Finding Compliance and Imposing Fine/Lien entered reducing the fine from \$3,150.00 to the Administrative Costs of \$542.62 provided the reduced amount is paid on or before November 9, 2019. If payment has not been received within the time specified, the fine will revert to the original amount of \$3,150.00 and be recorded as a lien.*

BOARD OF COUNTY COMMISSIONERS
October 22, 2019

Countywide item:

CODE ENFORCEMENT LIEN AMNESTY PROGRAM AMENDMENT – Approve and Adopt the Lien Amnesty Program Revised and Restated Resolution to establish a process to allow the Board of County Commissioners to further reduce a lien amount and/or modify the payment schedule of a lien due to a medical or financial hardship. Countywide (Mary Moskowitz, Project Manager) – *Approved*

10. **TUSCAWILLA ESTATES MAINTENANCE BOND RELEASE** – Authorize release of Private Road Maintenance Bond # 59BSBHN2857 in the amount of \$176,632.35 for Tuscowilla Estates; (Meritage Homes of Florida, Inc., Applicant) (Danalee Petyk, Project Manager) – *This item was pulled by Public Works. New date has not been scheduled.*

CODE ENFORCEMENT BOARD
October 24, 2019

None for District 1

BOARD OF ADJUSTMENT
October 28, 2019

None for District 1