



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

BUILDING DIVISION

Permits Issued	1,580
Inspections Performed	4,272
Certificates of Occupancy Issued	39

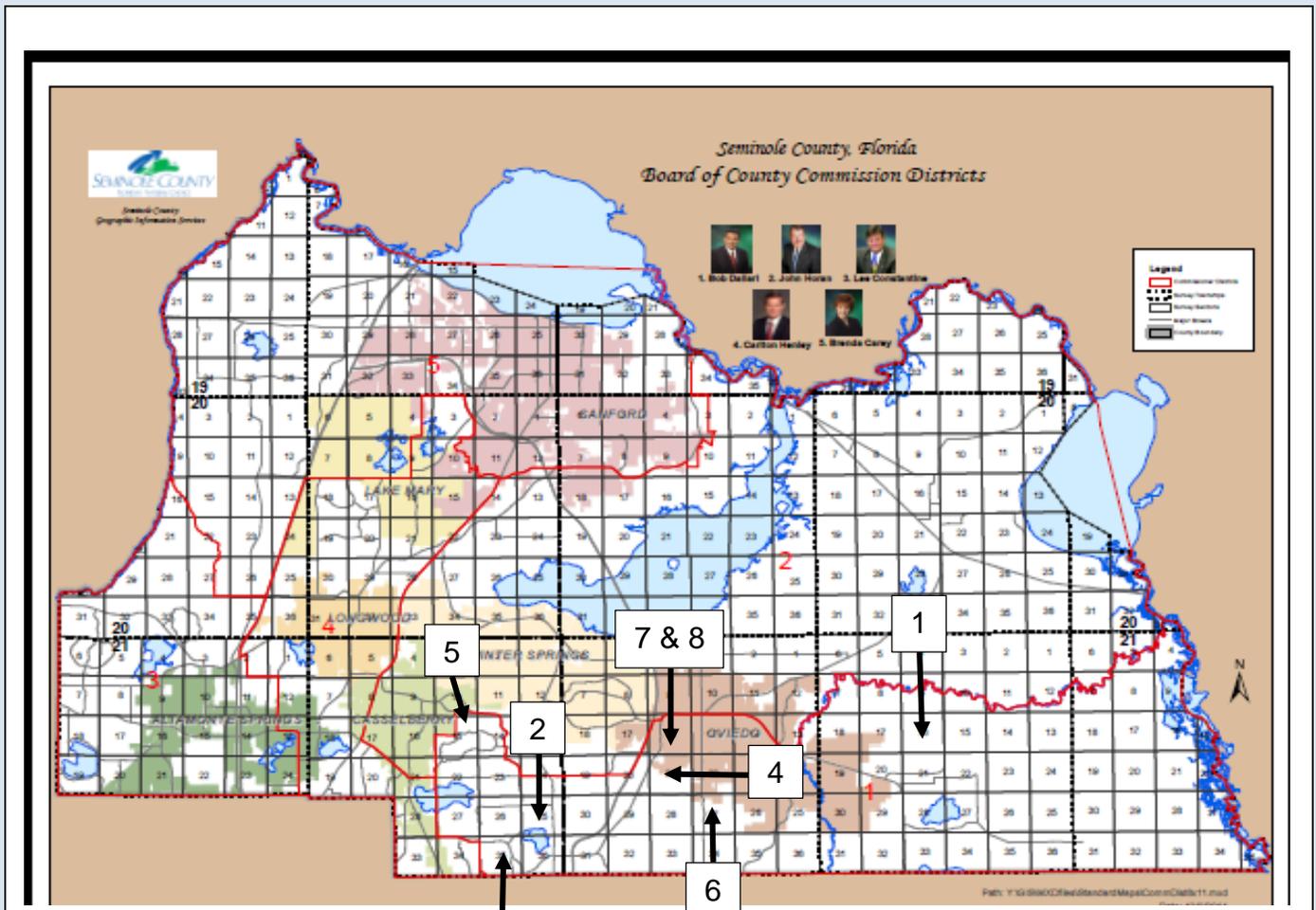
PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	16
Land Use Amendments	0
Rezones	0
PD Rezones	2
Small Site Plans	1
Site Plans	0
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Plats	0
Minor Plat	1
Land Split	1
Vacates	0
Special Events, Arbor, Special Exceptions, Minor Amendments	12

DISTRICT ONE SEPTEMBER 2016 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

- 1. ACRES VIEW ALF PRE-APPLICATION** – Proposed Special Exception for an assisted living facility on 11.1 acres in the A-5 zoning district; located on the west side of Snow Hill Road, north of W. Vista Cove; Parcel I. D. # 16-21-32-300-004A-0000; (Qing Li, Acres View ALF, Applicant); BCC District 1 – Dallari; (16-80000084); (Denny Gibbs, Project Manager). (September 7, 2016 DRC meeting)

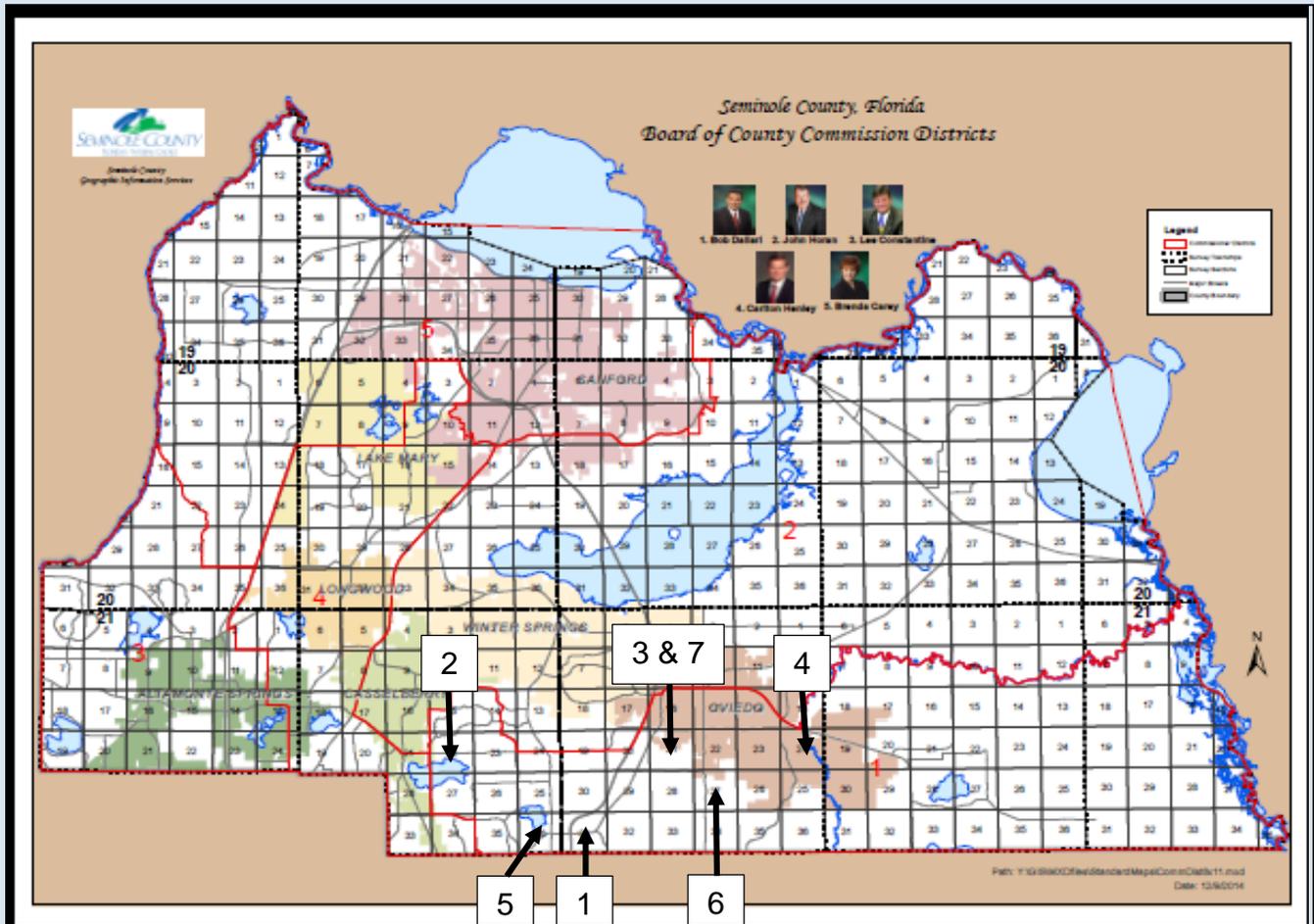
DRC / PRE-APPLICATIONS – Continued

2. **CORNERSTONE COMMUNITY CHURCH SHED SMALL SITE PLAN** – Proposed Small Site Plan for a 576 square foot shed for an existing church on 3.02 acres in the A-1 zoning district; located on the northeast corner of Tuskawilla Road and Gabriella Lane; Parcel I. D. # 25-21-30-300-0310-0000; (Rebecca Miller, Applicant, and Michael Lewis, Tuff Shed, Consultant); BCC District 1 – Dallari; (16-06000038); (Angi Kealhofer, Project Manager). (September 14, 2016 DRC meeting)
3. **HAPPY DOG DAYS PRE-APPLICATION** – Proposed Special Exception and Site Plan for a dog care and training facility on 2.14 acres in the A-1 zoning district; located on the north side of the Dodd Road and Heavenly Cove intersection; Parcel I. D. # 35-21-30-300-004C-0000; (Robin McAlindon, Happy Dog Days, Applicant); BCC District 1 – Dallari; (16-80000089); (Matt Davidson, Project Manager). (September 21, 2016 DRC meeting)
4. **BROOKMORE ESTATES PSP AND PD FINAL DEVELOPMENT PLAN** – Proposed Preliminary Subdivision Plan and PD Final Development Plan for 36 single-family residential lots on 14.36 acres in the PD zoning district; located on the northeast corner of W. Chapman Road and Storybook Lane; Parcel I. D. # 21-21-31-300-010F-0000++; (Doug Hoffman, The Pulte Group, Applicant, and Chad Moorhead, Madden, Moorhead, Consultant); BCC District 1 – Dallari; (16-55100014 & 16-20500036); (Brian Walker, Project Manager). (Comments Only – September 21, 2016 DRC meeting)
5. **WEXHAM COURT SUBDIVISION PSP** – Proposed Preliminary Subdivision Plan for 17 single family residential lots on 7.39 acres in the R-1 zoning district; located on the southwest corner of E. Lake Drive and Sunset Road; Parcel I. D. # 10-21-30-5BQ-0000-0300; (Suresh Gupta, Park Square Homes, Applicant, and Jose Chaves, DRMP, Consultant); BCC District 1 – Dallari; (16-55100015); (Matt Davidson, Project Manager). (September 28, 2016 DRC meeting)
6. **SELECT MEMORY CARE OF OVIEDO PRE-APPLICATION** – Proposed Site Plan for a memory care facility on 4.63 acres in the PD zoning district; located on the northeast corner of SR 434 and Beasley Avenue; Parcel I. D. # 27-21-31-300-0190-0000; (Wendell Corey, Taft/Budget, Applicant, and Chuck Pigeon, Pigeon-Roberts & Assoc., Consultant); BCC District 1 – Dallari; (16-80000090); (Matt Davidson, Project Manager). (Comments Only – September 28, 2016 DRC meeting)

PROJECTS STARTING CONSTRUCTION

7. **LUKAS LANDING MODEL HOME SMALL SITE PLAN** – Small Site Plan for a model home in the PD zoning district.
8. **OVIEDO POINT BAUMGARDNER SITE PLAN** – Site Plan for an 11,820 sq. ft. commercial/retail building on 16.75 acres in the M-1 zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION September 7, 2016

1. **CLIFTON PARK PHASE II PSP** – Approve the Preliminary Subdivision Plan for Clifton Park Phase II subdivision containing fifty (50) lots on 15.26 acres zoned PD (Planned Development), located on the east side and south end of Deep Lake Road, approximately 300 feet west of State Road 417; (Dustin Lucas, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *Approved*
2. **Applicant requested a continuance to the October 5, 2016 meeting – SAN PEDRO PD MAJOR AMENDMENT AND REZONE** – Consider a Major Amendment and Rezone from PD (Planned Development) to PD (Planned Development) for a mixed-use development on approximately 468 acres, located on the north side of Howell Branch Road, approximately 400 feet east of Jergo Road; (Z2016-023) (Richard Jerman, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *No action taken on this item as a quorum was not present during the hearing of this item. This item will be heard at the November 2, 2016 meeting due to the October meeting being cancelled because of Hurricane Matthew.*

PLANNING AND ZONING COMMISSION – Continued
September 7, 2016

3. **BROOKMORE ESTATES PD REZONE** – Consider a Rezone from A-1 (Agriculture) to PD (Planned Development) for a thirty-six (36) lot single-family residential subdivision on approximately 14.36 acres, located on the north side of Chapman Road, approximately 4,000 feet west of Alafaya Trail; (Z2016-032) (Chad Moorhead, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *Recommended for Approval*

4. **BUCK CREEK PLANTATION SMALL SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Small Scale Future Land Use Map Amendment from Planned Development to Planned Development and a Rezone from PD (Planned Development) to PD (Planned Development) for a mixed use development on approximately 5.31 acres, located on the south side of CR 419 (Chuluota Road) west of Twin Rivers Blvd. and east Willingham Road; (Z2016-009) (Dave Axel, Applicant) District 1 - Dallari (Rebecca Hammock, Project Manager) – *Recommended for Approval*

Countywide item:

WATER AND SEWER ORDINANCE – Consider adoption of an Ordinance amending the Land Development Code Section 35.96 (Sewer and Water) of Chapter 35, Subdivision Regulations, by adding subsection (d) permitting ownership of privately owned sanitary sewer lift stations under certain conditions; providing for Codification in the Land Development Code of Seminole County; providing for severability; and providing an effective date. Countywide (Johnny Edwards, Project Manager) – *Recommended for Approval*

CODE ENFORCEMENT SPECIAL MAGISTRATE
September 8, 2016

None for District 1

BOARD OF COUNTY COMMISSIONERS
September 13, 2016

5. **TUSCAWILLA ESTATES PLAT** – Approve the plat for the Tuscowilla Estates subdivision containing thirty-one (31) lots on 13.29 acres zoned PD (Planned Development), located on the east side of Tuscowilla Road, approximately ½ mile north of Aloma Avenue; (Dante Fraiegari, Applicant) District 1 - Dallari (Joy Giles, Project Manager) – *Approved*

Countywide item:

RELEASE OF BONDS – Authorize release of the three (3) various Maintenance Bonds for Right-of-Way Utilization and Private Roads; Countywide (Angi Kealhofer, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
September 22, 2016

This meeting was cancelled as there were no items to be heard.

BOARD OF ADJUSTMENT
September 26, 2016

6. **160 SMITHSON DR** – Request for a side yard (west) setback variance from ten (10) feet to zero (0) feet for a garage addition in the R-1AA (Single Family Dwelling) district for a property located on the north side of Smithson Drive, approximately 400 feet west of Alafaya Trail, and more particularly known as 160 Smithson Drive; BV2016-60 (Steven C. and Jean B. Allender, Applicants) District 1 - Dallari (Angi Kealhofer, Project Manager) – *Approved*

BOARD OF COUNTY COMMISSIONERS
September 27, 2016

7. **OVIEDO POINT PLAT** – Approve the plat for the Oviedo Point subdivision, and the associated Canal Access Easement document, containing two (2) lots on 16.75 acres zoned M-1 (Industrial), located on the south side of Mitchell Hammock Road, approximately 350 feet east of SR 426; (Ryan Stahl, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *Approved*