



**COUNTYWIDE  
FEBRUARY 2021  
DEVELOPMENT SERVICES  
OPEN FOR BUSINESS INDICATORS**

**BUILDING DIVISION**

Permits Issued	2,152
Inspections Performed	7,186
Certificates of Occupancy Issued	69

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	10
Land Use Amendments	0
Land Use Amendments & Rezones	0
Land Use Amendments & PD Rezones	1
Rezones	2
PD Rezones	1
Small Site Plans	3
Site Plans	3
Subdivision – PSP	1
Subdivision – Engineering	1
Subdivision – Final Plats	4
Minor Plat	2
Land Split	1
Vacates	0
Variances	13
Special Exceptions	0
Special Events, Arbor, Minor Amendments (Misc.)	2
New Code Enforcement Cases Opened	3

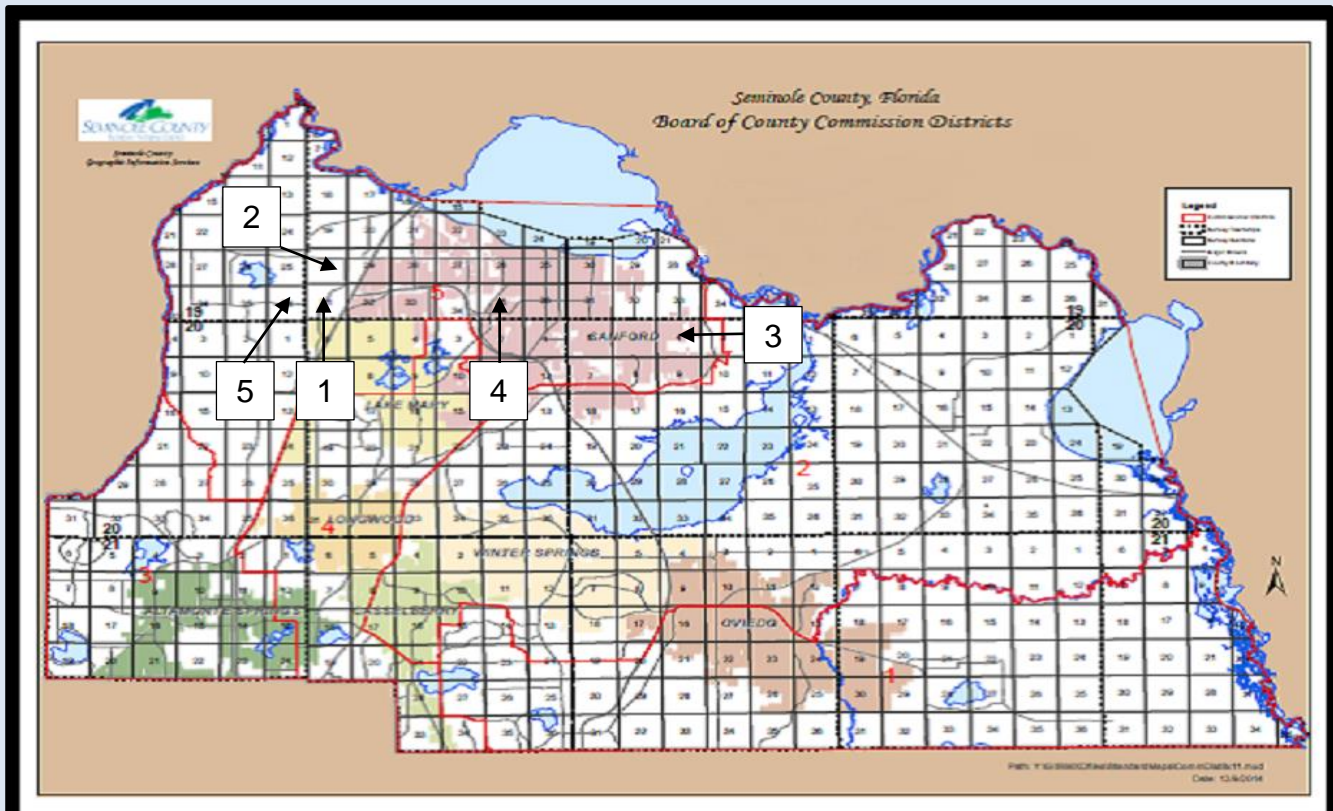
**Kudos from our Customers**

To Tiffany Owens – *“Amazing staff. Helpful, courteous and knowledgeable”*. – Jason, Seminole County Homeowner

**DISTRICT FIVE  
FEBRUARY 2021  
DEVELOPMENT SERVICES  
PROJECTS**



**DRC / PRE-APPLICATIONS AND  
PROJECTS STARTING CONSTRUCTION**



**Note: Site locations are approximate**

**DRC / PRE-APPLICATIONS**

- 1. SEMINOLE COUNTY FIRE STATION 39 SMALL SCALE FUTURE LAND USE AMENDMENT AND REZONE** – Proposed Small Scale Future Land Use Amendment from Low Density Residential to Public, Quasi-Public and Rezone from A-1 and R-1AA to PLI for a fire station on 2.17 acres; located southeast of Orange Boulevard and 1st Street; Parcel I. D. # 31-19-30-502-0000-0330+++; (Bill Wharton, Seminole County Public Works, Applicant); (21-20000001); (Annie Sillaway, Project Manager) – *(Comments Only – February 10, 2021 DRC meeting)*
- 2. SWC W SR 46 & INTERNATIONAL PKWY PRE-APPLICATION** – Proposed PD Rezone for a Subdivision of 4 commercial lots on 5.02 acres in the Broadstone Forest PD Zoning District; located southwest of West State Road 46 and International Parkway; Parcel I. D. # 30-19-30-300-002B-0000; (Bryce Schultz, Oceans Bleu Group, LLC, Applicant, and Peter Pensa, AVID Group, LLC, Consultant); (21-80000008); (Danalee Petyk, Project Manager) – *(February 17, 2021 DRC meeting)*

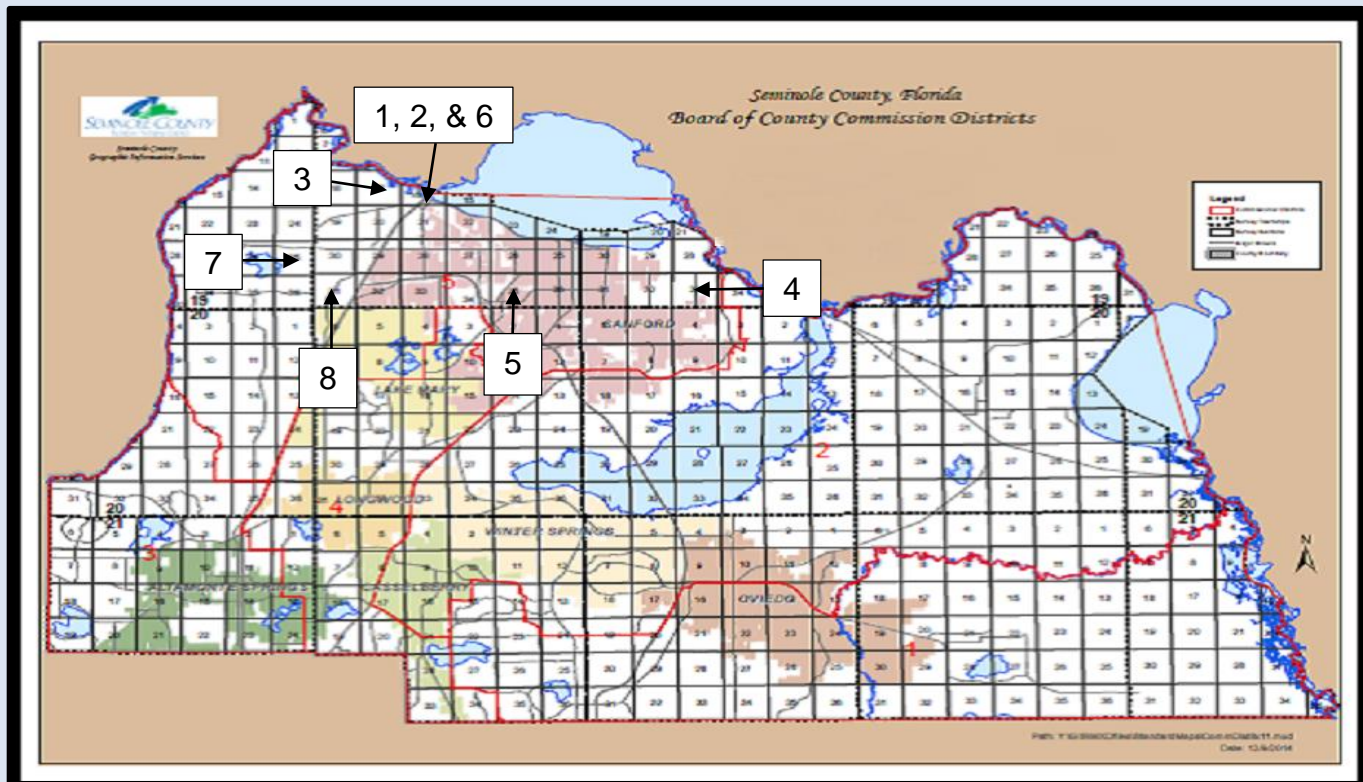
## **DRC / PRE-APPLICATIONS – Continued**

3. **SANDSTONE DEVELOPMENT PRE-APPLICATION** – Proposed Site Plan for a contractor’s headquarters, equipment yard, including wash and refueling stations, and paid recreational vehicle storage parking on 6.10 acres in the Beardall Avenue PD Zoning District; located northwest of South Beardall Avenue and Moores Station Road; Parcel I. D. # 04-20-31-300-0340-0000; (Hunter Murphy, Sandstone USA, Applicant, and Bryan Potts, Tannath Design, Inc., Consultant); (21-80000011); (Joy Giles, Project Manager) – *(February 17, 2021 DRC meeting)*
  
4. **W AIRPORT BLVD (LOTS 4, 5, & 6) PRE-APPLICATION** – Proposed Subdivision of 3 single family residential lots along the originally platted lot lines to construct 3 affordable houses on 0.35 acres in the R-1 Zoning District; located northeast of West Airport Boulevard and Bungalow Boulevard; Parcel I. D. # 35-19-30-517-1600-0040; (Cory Williams, Applicant, and Andrae Williams, Consultant); (21-80000010); (Annie Sillaway, Project Manager) – *(Comments Only – February 17, 2021 DRC meeting)*
  
5. **SYLVAN ESTATES SMALL SCALE FUTURE LAND USE AMENDMENT & PD REZONE AND MASTER DEVELOPMENT PLAN** – Proposed Small Scale Future Land Use Amendment from SE to PD and a Rezone and Master Development Plan from A-1 to PD for a single family residential development on 4.82 acres; located on the south side of South Sylvan Lake Drive, west of Orange Boulevard; Parcel I. D. # 36-19-29-300-010A-0000; (Winston Schwartz, WJ Homes, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (21-20500003); (Joy Giles, Project Manager) – *(Comments Only – February 24, 2021 DRC meeting)*

## **PROJECTS STARTING CONSTRUCTION**

None for District 5

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION February 3, 2021

Countywide items:

**BORROW PIT AMENDMENT TO THE LAND DEVELOPMENT CODE** – Consider an Ordinance amending Chapter 65 of the Seminole County Land Development Code to clarify circumstances which require a borrow pit permit approval by the Board of County Commissioners for borrow pit excavations exceeding 10,000 cubic yards of material, and providing standards for the exemptions from a borrow pit permit in conjunction with platting of a subdivision and other development; Countywide (Jeff Hopper, Project Manager) – *This item was continued to the March 3, 2021 meeting*

**MOBILITY FEES LAND DEVELOPMENT CODE AMENDMENT** – Consider an Ordinance amending Chapter 120 (Road Impact Fees) of the Seminole County Land Development Code to revise and refine the regulations to replace Road Impact Fees with Mobility Fees; Countywide; (Bill Wharton, Project Manager) – *This item was continued indefinitely*

**WELLFIELD PROTECTION AMENDMENT TO THE LAND DEVELOPMENT CODE** – Consider an Ordinance amending Chapter 55 (Wellfield Protection) of the Seminole County Land Development Code to add a new section to prohibit the installation of a water supply well within a half mile (2,640 feet) of existing or permitted aquifer recharge (AR) or aquifer storage and recovery (ASR) wells; Countywide (Mary Moskowitz, Project Manager) – *Recommended for Approval*

**PLANNING AND ZONING COMMISSION – Continued**

**February 3, 2021**

1. **BARTRAM'S LANDING PRELIMINARY SUBDIVISION PLAN** – Approve the Preliminary Subdivision Plan for the Bartram's Landing at St. Johns Subdivision containing thirty-one (31) lots on 8.85 acres zoned PD (Planned Development), located on the north side of Orange Boulevard, 1 mile west of Monroe Road; (Daniel Kaiser, Applicant) (Joy Giles, Project Manager) – *Approved*
2. **THE COVE AT SANFORD FARMS LARGE SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Large Scale Future Land Use Map Amendment from Suburban Estates and Planned Development to Planned Development, and the associated Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a thirty (30) lot single family residential subdivision on 13.5 acres, located on the north side of Orange Boulevard, approximately ¼ mile east of N New York Street; (Z2020-35) (Zach Miller, Applicant) (Joy Giles, Project Manager) – *Recommended for Approval*

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

**February 11, 2021**

The meeting was cancelled due to the Tolling of Code Enforcement Action under the COVID-19 Local State of Emergency Declaration.

**BOARD OF ADJUSTMENT**

**February 22, 2021**

3. **1414 SWINTON CT** – Request for a side street (north) setback variance from fifteen (15) feet to eight (8) feet for a privacy fence in the PD (Planned Development) district; BV2021-03 (Jerry and Ashley Dongilli, Applicants) (Hilary Padin, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS**

**February 23, 2021**

Countywide item:

**WELLFIELD PROTECTION AMENDMENT TO THE LAND DEVELOPMENT CODE** – Consider an Ordinance amending Chapter 55 (Wellfield Protection) of the Seminole County Land Development Code to add a new section to prohibit the installation of a water supply well within a half mile (2,640 feet) of existing or permitted aquifer recharge (AR) or aquifer storage and recovery (ASR) wells; Countywide (Mario Chavez, Project Manager) – *Approved*

4. **RELEASE OF PERFORMANCE BOND FOR LANDINGS AT RIVERBEND** – Authorize release of Performance Bond #1080801 for roads, streets, and drainage, in the amount of \$149,290.13 for Landings at Riverbend; (KB Homes Orlando, LLC., Applicant) (Angi Kealhofer, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**  
**February 23, 2021**

5. **RELEASE OF PERFORMANCE BOND FOR WARLEY PARK** – Authorize release of Performance Bond #1157001 for sidewalks, curb, and driveway in the amount of \$6,230.00, for Warley Park Apartments; (Jeremy Morton, Applicant) (Jeff Hopper, Project Manager) – *Approved*
  
6. **THE COVE AT SANFORD FARMS LARGE SCALE FUTURE LAND USE MAP AMENDMENT AND PD REZONE** – Consider a Large Scale Future Land Use Map Amendment from Suburban Estates and Planned Development to Planned Development, and the associated Rezone from A-1 (Agriculture) and PD (Planned Development) to PD (Planned Development) for a thirty (30) lot single family residential subdivision on 13.5 acres, located on the north side of Orange Boulevard, approximately ¼ mile east of N New York Street; (Z2020-35) (Zach Miller, Applicant) (Joy Giles, Project Manager) – *Approved for transmittal*
  
7. **6999 SYLVAN WOODS DR** – Consider approval of a one thousand nine hundred and ninety-four (1,994) square foot boat dock on property located on the south side of Sylvan Woods Drive, approximately 987 feet south of W. State Road 46, more particularly known as 6999 Sylvan Woods Drive; (Peter Fleck, Applicant) (Mary Robinson, Project Manager) – *Approved*
  
8. **PARK AVENUE AND NORTH STREET RIGHTS-OF-WAY VACATE (FIRE STATION 39)** – Adopt the Resolution vacating and abandoning uncut portions of the public rights-of-way known as Park Avenue and North Street of the Plat of the Town of Sylvan Lake, as recorded in Plat Book 2, Page 69, in the Public Records of Seminole County, Florida, for property located on the south side of 1st Street, Sanford, Florida; (Bill Wharton, Seminole County Public Works, Applicant) (Danalee Petyk, Project Manager) – *Approved*

**CODE ENFORCEMENT BOARD**  
**February 25, 2021**

The meeting was cancelled due to the Tolling of Code Enforcement Action under the COVID-19 Local State of Emergency Declaration.