



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

**BUILDING DIVISION**

Permits Issued	1,884
Inspections Performed	6,087
Certificates of Occupancy Issued	59

**PLANNING AND DEVELOPMENT DIVISION**

<b>NEW APPLICATIONS RECEIVED</b>	
Pre-Applications	13
Land Use Amendments	0
Land Use Amendments & Rezones	1
Land Use Amendments & PD Rezones	2
Rezones	0
PD Rezones	1
Small Site Plans	4
Site Plans	1
Subdivision – PSP	0
Subdivision – Engineering	0
Subdivision – Final Plats	3
Minor Plat	0
Land Split	0
Vacates	1
Variances	6
Special Exceptions	0
Special Events, Arbor, Minor Amendments (Misc.)	3
New Code Enforcement Cases Opened	0

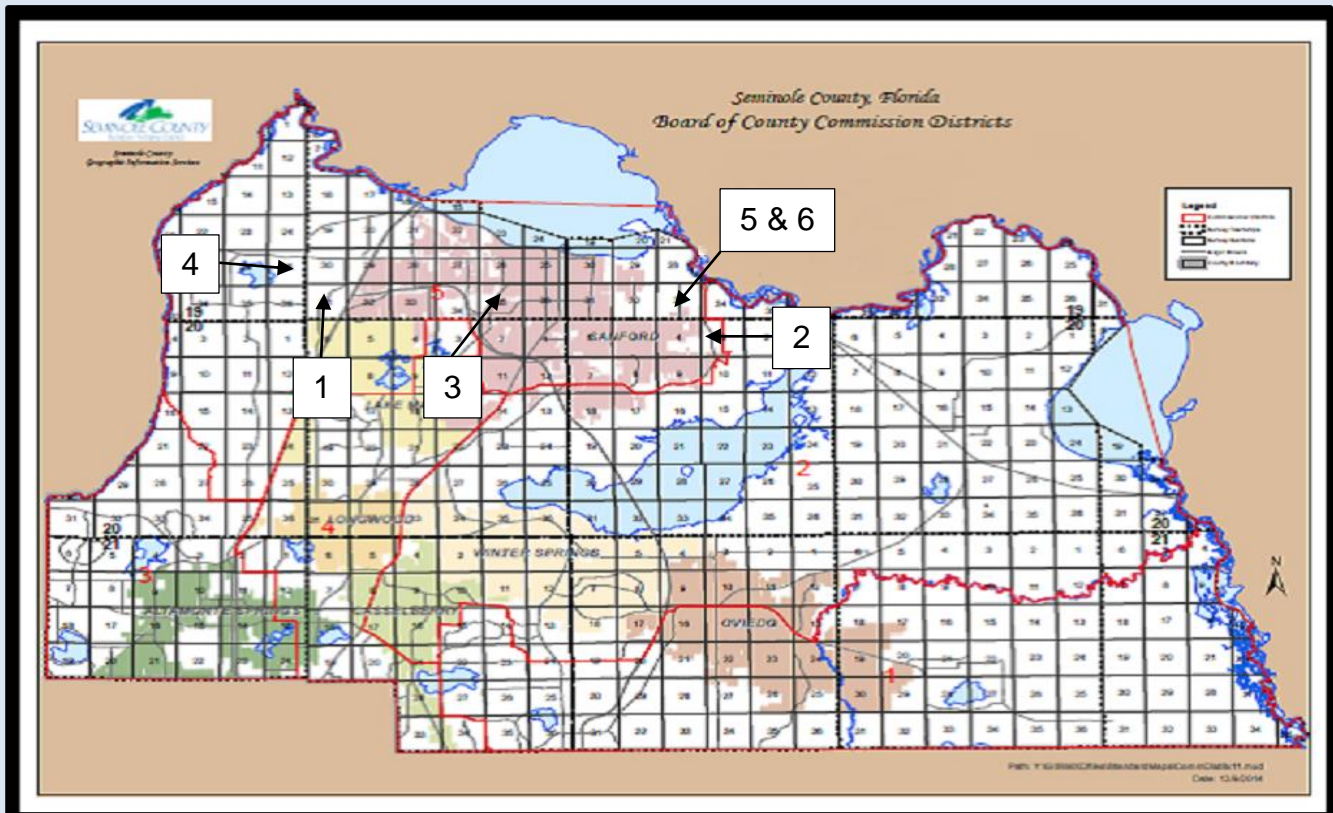
**Kudos from our Customers**

To Jennifer Emanuel – *“I called to schedule an inspection and was guided completely through the process of doing it online and was also told I could always call if I had any questions or problems. Jennifer walked me through the whole process with such a cheerful helping attitude. That is a good quality for people I have to look to for help. Thank you for that Seminole permitting”.* – Rachael, Seminole County Citizen

**DISTRICT FIVE  
JANUARY 2021  
DEVELOPMENT SERVICES  
PROJECTS**



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



**Note:** Site locations are approximate

**DRC / PRE-APPLICATIONS**

- NOVEL PARKWAY PRELIMINARY SUBDIVISION PLAN AND PD FINAL DEVELOPMENT PLAN**  
– Proposed Preliminary Subdivision Plan and PD Final Development Plan for a 3 lot commercial development on 14.75 acres in the Novel Parkway PD Zoning District; located southwest of Wilson Road and International Parkway; Parcel I. D. # 31-19-30-300-003B-0000; (Tim Graff, Crescent Acquisitions, LLC, Applicant, and Chadwyck Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (20-55100011 & 20-20500034); (Danalee Petyk, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*

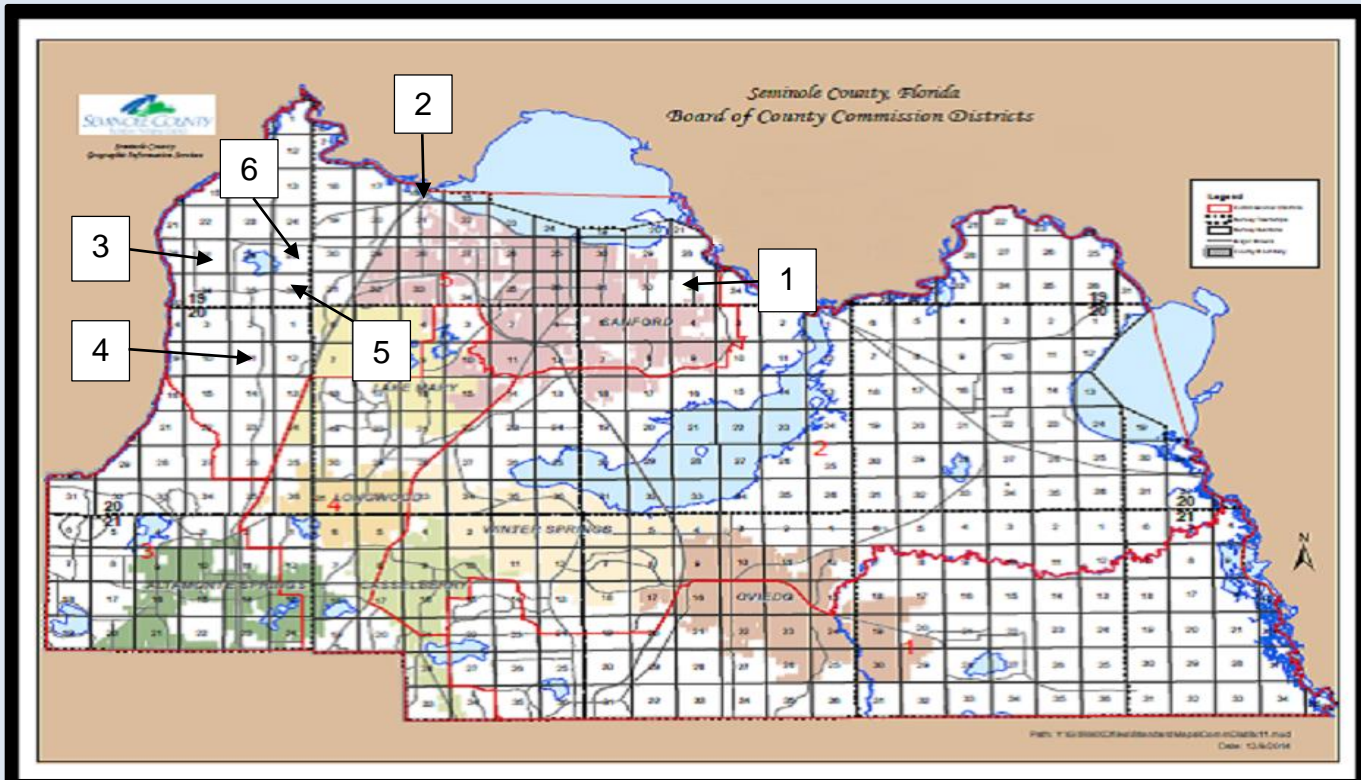
## **DRC / PRE-APPLICATIONS – Continued**

2. **SEVEN SEAS POOL CONSTRUCTION PRE-APPLICATION** – Proposed Site Plan for a 12,000 sq. ft. warehouse and office with outdoor storage for a pool construction company on 4.97 acres in the M-1 Zoning District; located northwest of Cameron Avenue and Moores Station Road; Parcel I. D. # 03-20-31-5AY-0000-18A1; (Sally DaSilva, 7-Seas Pool Construction, Applicant, and John Herbert, American Civil Engineer, Co., Consultant); (20-80000107); (Danalee Petyk, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*
3. **SOUTHWEST STORAGE PRE-APPLICATION** – Proposed Rezone and Site Plan for the placement of 12 sheds, each totaling 100 sq. ft., for storage rentals on 0.12 acres in the C-1 Zoning District; located southwest of Southwest Road and Old Lake Mary Road; Parcel I. D. # 35-19-30-517-1300-0140; (Alejandro Gonzalez, Acam Investments, LLC, Applicant); (20-80000113); (Danalee Petyk, Project Manager) – *(Comments Only – January 13, 2021 DRC meeting)*
4. **CROSSINGS COMMUNITY CHURCH BUILDING ADDITION SITE PLAN** – Proposed Site Plan for a 14,346 sq. ft. building for use by the existing church on 8.94 acres in the A-1 Zoning District; located southwest of Walden View Drive and Orange Boulevard; Parcel I. D. # 25-19-29-300-0350-0000; (Constance D. Silver, Tri3 Civil Engineering Design Studio, Applicant); (20-06000060); (Joy Giles, Project Manager) – *(January 20, 2021 DRC meeting)*

## **PROJECTS STARTING CONSTRUCTION**

5. **RIVERBEND (FKA CAMERON HEIGHTS VILLAGE F2)** – Final Engineering approval for a 208 lot single family residential subdivision located on 66/12 acres zoned PD.
6. **RIVERBEND (FKA CAMERON HEIGHTS VILLAGE G)** – Final Engineering for 174 single family residential lots on 35.16 acres in the Cameron Heights PD zoning district.

## BOARD ITEMS



**Note:** Site locations are approximate

### PLANNING AND ZONING COMMISSION January 6, 2021

Countywide items:

**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) – *Continued – new date unknown at this time*

**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) – *Continued to the February 3, 2021 P & Z meeting*

### CODE ENFORCEMENT SPECIAL MAGISTRATE January 14, 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**

**January 25, 2021**

Countywide item:

**PLANNING MANAGER APPEAL** – Appeal of the Planning Manager’s decision to allow open space to be traversed for maintenance purposes; (Perry Demetriades, Appellant) Countywide (Mary Moskowitz, Planning Manager) – *This item was continued to the March 22 BOA meeting*

## **BOARD OF COUNTY COMMISSIONERS**

**January 26, 2021**

Countywide item:

### **COUNTY NATURAL LANDS CORRECTIVE SMALL SCALE FUTURE LAND USE MAP**

**AMENDMENT AND REZONE** – Consider an Ordinance adopting Small Scale Future Land Use Map Amendments from Low Density Residential (LDR) and Rural-5 (R5) to Preservation/Managed Lands (PML) on three parcels totaling approximately 8 acres located in the Lake Harney Wilderness Area and Overlook Park as part of the overall County owned and maintained Natural Lands areas Rezone; and consider an Ordinance adopting rezonings from A-1 (Agriculture), A-5 (Rural), A-10 (Rural), C-2 (Retail Commercial), PD (Planned Development), M-1 (Industrial), M-1A (Very Light Industrial), PLI (Public Lands and Institutions), and R-1 (Single Family Dwelling) to PLI (Public Lands and Institutions) for the County owned and maintained Natural Lands areas to remove inconsistent zoning classifications and existing development entitlements and limit the allowed uses on the properties to public parks, parkways, and reserves, on approximately 7,540 total acres; (Z2020-28/09.20SS.04) (Richard Durr, Seminole County Leisure Services, Applicant) Countywide (Danalee Petyk, Project Manager) – *Approved*

1. **EASTGROVE FINAL PLAT** – Approve the plat for the Eastgrove subdivision containing 102 lots on 27.52 acres zoned PD (Planned Development), located on the east side of Sipes Avenue, north of Hughey Street; (Elite Trust and Escrow Co., LLC, Applicant) (Joy Giles, Project Manager) – *Approved*

2. **RELEASE OF MAINTENANCE BOND FOR ORANGE CREEK** – Authorize release of Maintenance Bond # SUR0048095 for Streets, Curbs, and Storm Drains, in the amount of \$58,073.31 for the Orange Creek Subdivision; (M/I Homes, LLC, Applicant) (Kathy Hammel, Project Manager) – *Approved*

3. **SAVTA RESERVE FINAL PLAT** – Approve the plat for the Savta Reserve subdivision containing six (6) lots on 9.74 acres zoned A-1 (Agriculture), located on the south side of West S.R. 46, approximately ½ mile east of Longwood Markham Road; (Laurence Poliner, Applicant) (Danalee Petyk, Project Manager) – *Approved*

4. **RELEASE OF ASPHALT, LANDSCAPE, AND IRRIGATION PERFORMANCE BOND FOR STEEPLE CHASE 2B SUBDIVISION** – Authorize release of Performance Bond (Asphalt, Landscape, and Irrigation) #SU1147485 in the amount of \$117,002.56, for the Steeple Chase Replat 2B subdivision; (Taylor Morrison, Applicant) (Joy Giles, Project Manager) – *Approved*

**BOARD OF COUNTY COMMISSIONERS – Continued**  
**January 26, 2021**

5. **TERRA BONA FINAL PLAT** – Approve the plat for the Terra Bona subdivision containing five (5) lots on 11.76 acres zoned A-1 (Agriculture), located on the west side of Orange Boulevard, south of Wilson Road; (Richard E. & Charlotte P. Gauss, Applicants) (Joy Giles, Project Manager) – *Approved*
  
6. **BOARD OF ADJUSTMENT APPEAL** – Appeal of the Board of Adjustment decision to approve the request for a Special Exception to allow gas pumps as an accessory use within the C-1 (Retail Commercial) district located on the southwest corner of West State Road 46 and Orange Boulevard; (Grey Wilson, Appellant) (Chuck Whittall, Unicorn National Development, Applicant) (Kathy Hammel, Project Manager) – *The BCC overturned the Board of Adjustment’s decision to approve the request.*

**CODE ENFORCEMENT BOARD**  
**January 28, 2021**

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