



**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

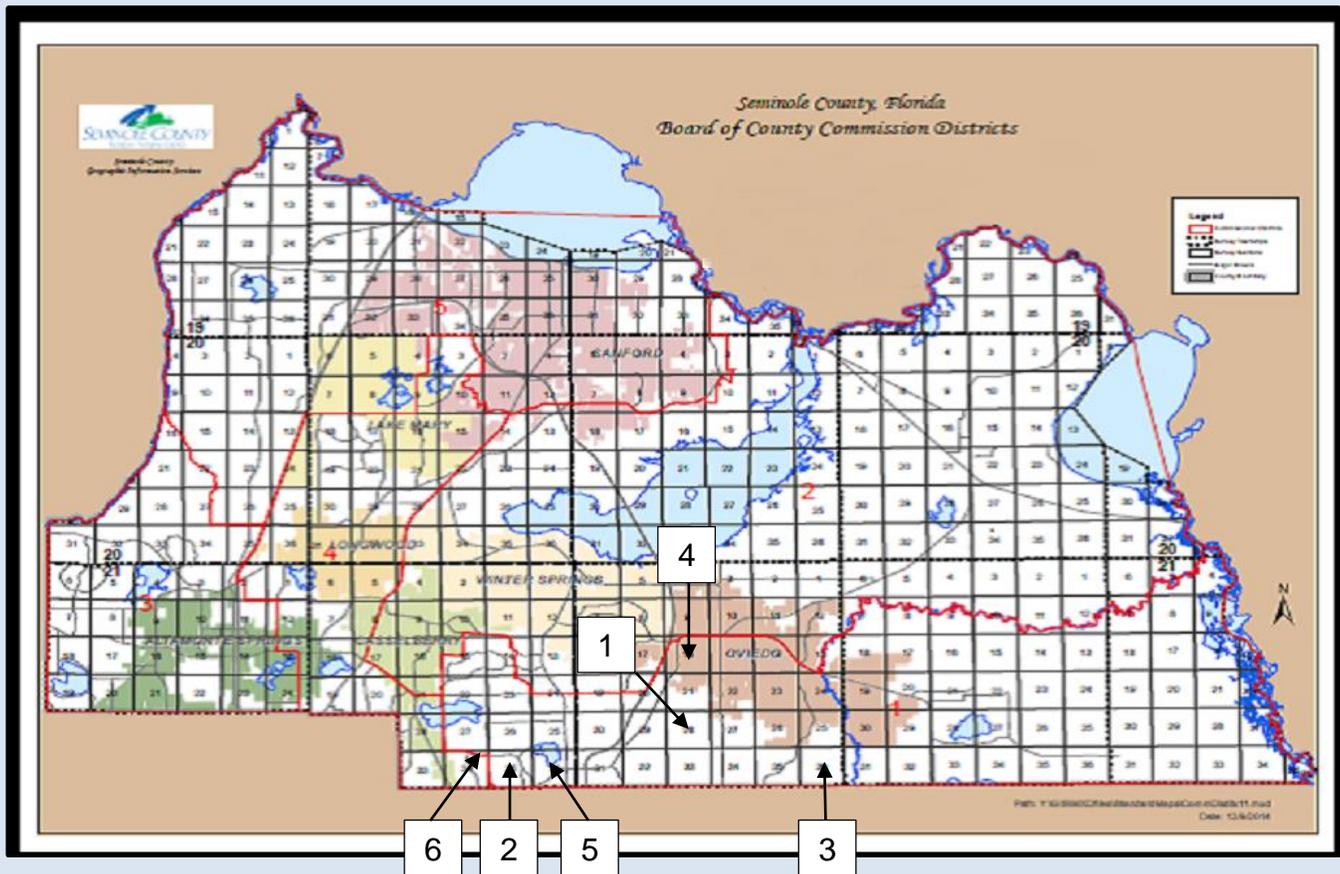
**Kudos from our Customers**

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

**DISTRICT ONE  
FEBRUARY 2021  
DEVELOPMENT SERVICES  
PROJECTS**



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



**Note: Site locations are approximate**

**DRC / PRE-APPLICATIONS**

**1. LUTHERAN HAVEN VILLAGE 4 EXPANSION PRE-APPLICATION** – Proposed Future Land Use Amendment from LDR to MDR and Rezone from A-1 to R-3A to add housing, a clubhouse, and a dog park to the existing development on 2.60 acres; located east of W SR 426 and Church Lane; Parcel I. D. # 21-21-31-300-0100-0000; (Jerry Griffing, Lutheran Haven, Inc., Applicant, and Constance D. Silver, Tri3 Civil Engineering Design Studio, Inc., Consultant); (21-80000003); (Joy Giles, Project Manager) – (February 3, 2021 DRC meeting)

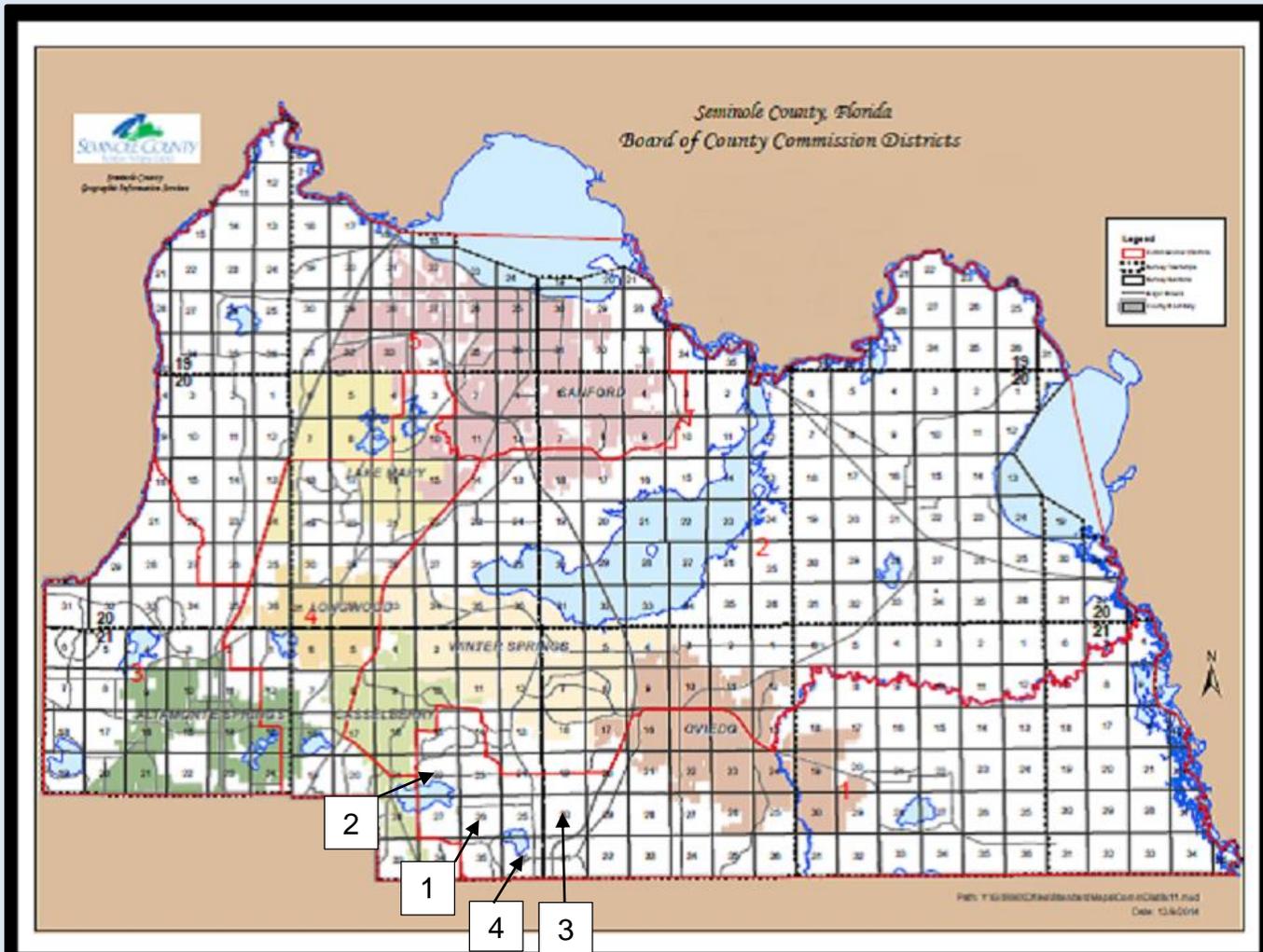
## DRC / PRE-APPLICATIONS – Continued

2. **DODD RD (1561) SUBDIVISION PRE-APPLICATION** – Proposed Future Land Use Amendment and Rezone for a single family residential Subdivision, containing 6 homes per acre and a clubhouse on 8.40 acres in the A-1 Zoning District; located southeast of Dodd Road and Howell Branch Road; Parcel I. D. # 35-21-30-300-0030-0000; (Libo Anderson, Applicant); (21-80000004); (Danalee Petyk, Project Manager) – *(February 3, 2021 DRC meeting)*
3. **RED EMBER ESTATES PRELIMINARY SUBDIVISION PLAN AND PD FINAL DEVELOPMENT PLAN** – Proposed Preliminary Subdivision Plan and PD Final Development Plan for 95 single family residential lots on 50.81 acres in the Red Ember Estates PD and A-1 Zoning Districts; located northeast of Old Lockwood Road and Red Ember Road; Parcel I. D. # 36-21-31-3AH-001Q-0000+++; (Raymond Harrison, DLC Red Ember, LLC, Applicant, and Chadwyck H. Moorhead, Madden, Moorhead & Stokes, LLC, Consultant); (20-55100012 & 20-20500036); (Danalee Petyk, Project Manager) – *(Comments Only – February 10, 2021 DRC meeting)*
4. **ALRO METALS PRE-APPLICATION** – Proposed Rezone and Site Plan for a metal service center on 31.07 acres in the A-1 and W. Chapman Road PD Zoning Districts; located southwest of West Chapman Road and West State Road 426; Parcel I. D. # 16-21-31-5CA-0000-051A+++; (Jim Driscoll, Echelon Constructors, LLC, Applicant, and Brent Lenzen, Kimley-Horn and Associates, Inc., Consultant); (21-80000013); (Joy Giles, Project Manager) – *(February 17, 2021 DRC meeting)*

## PROJECTS STARTING CONSTRUCTION

5. **ALOMA CAR WASH PD FINAL DEVELOPMENT PLAN AS AN ENGINEERED SITE PLAN** – PD Final Development Plan as an Engineered Site Plan for a car wash on 7.43 acres in the Aloma Mini Storage PD zoning district.
6. **SAN PEDRO PRIEST HOUSING SITE PLAN** – Site Plan for development of 3 residential duplex units on 140.41 acres in the San Pedro PD.

## 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*

**PLANNING AND ZONING COMMISSION – Continued**

**February 3, 2021**

Countywide items (Continued):

**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*

**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**

1. **3018 ASH PARK PT** – Request for a side yard (west) setback variance from ten (10) feet to four (4) feet for a boat dock in the PD (Planning Development) district; BV2020-109 (Lawrence Katz and Lisa Pirillo, Applicants) (Hilary Padin, Project Manager) – *Request withdrawn by Applicants*
2. **987 AUTUMN GLEN LN** – Request for a side street (north) setback variance from twenty-five (25) feet to eleven (11) feet for a privacy fence in the R-1A (Single Family Dwelling) district; BV2021-01 (Carmelo and Shanna Foti, Applicants) (Hilary Padin, Project Manager) – *Approved*
3. **4900 GABRIELLA LN** – Request for a side street (east) setback variance from fifty (50) feet to thirty-seven (37) feet for a pool screen enclosure in the A-1 (Agriculture) district; BV2020-125 (Adrian Nguyen, Applicant) (Angi Kealhofer, Project Manager) – *Approved*
4. **2751 TUSKAWILLA RD** – Request for an amendment to a Special Exception for a nursery school to add an additional classroom in the A-1 (Agriculture) district; BS2020-08 (Johan Torres Feliciano, Applicant) (Kathy Hammel, 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*

**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.