



**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

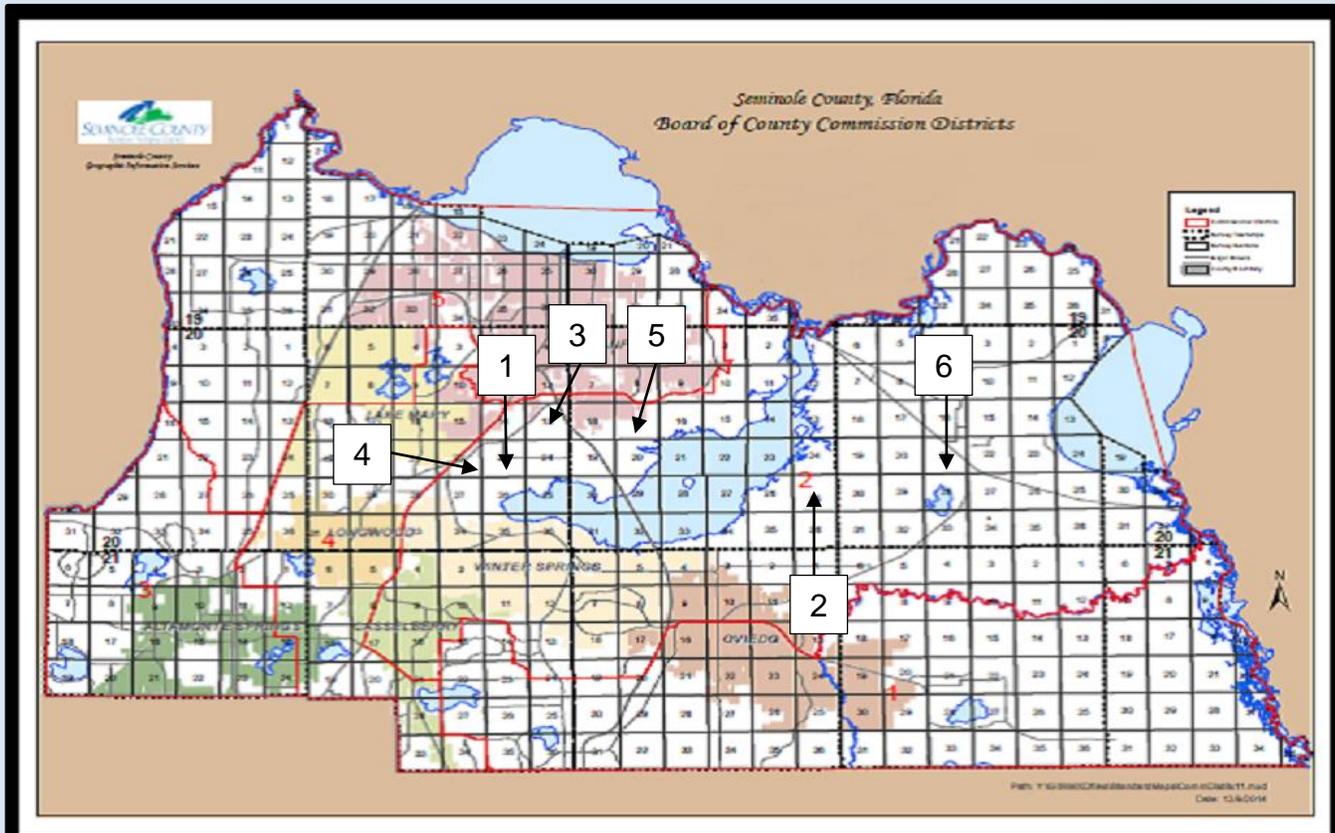
**Kudos from our Customers**

*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 TWO JANUARY 2021 DEVELOPMENT SERVICES PROJECTS



## DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



**Note:** Site locations are approximate

### DRC / PRE-APPLICATIONS

1. **HIDDEN OAKS SUBDIVISION PRELIMINARY SUBDIVISION PLAN AND PD FINAL DEVELOPMENT PLAN** – Proposed Preliminary Subdivision Plan and PD Final Development Plan for a 105 lot single family residential development on 31.53 acres in the Hidden Oaks PD Zoning District; located on the east side of South Lane and Sunnyside Avenue; Parcel I. D. # 23-20-30-300-030A-0000++; (Craig Rouhier Jr., Troon Development, LLC, Applicant, and David Glunt, Spruce Creek Civil Engineering, Consultant); (20-55100010 & 20-20500033); (Joy Giles, Project Manager) – (January 6, 2021 DRC meeting)

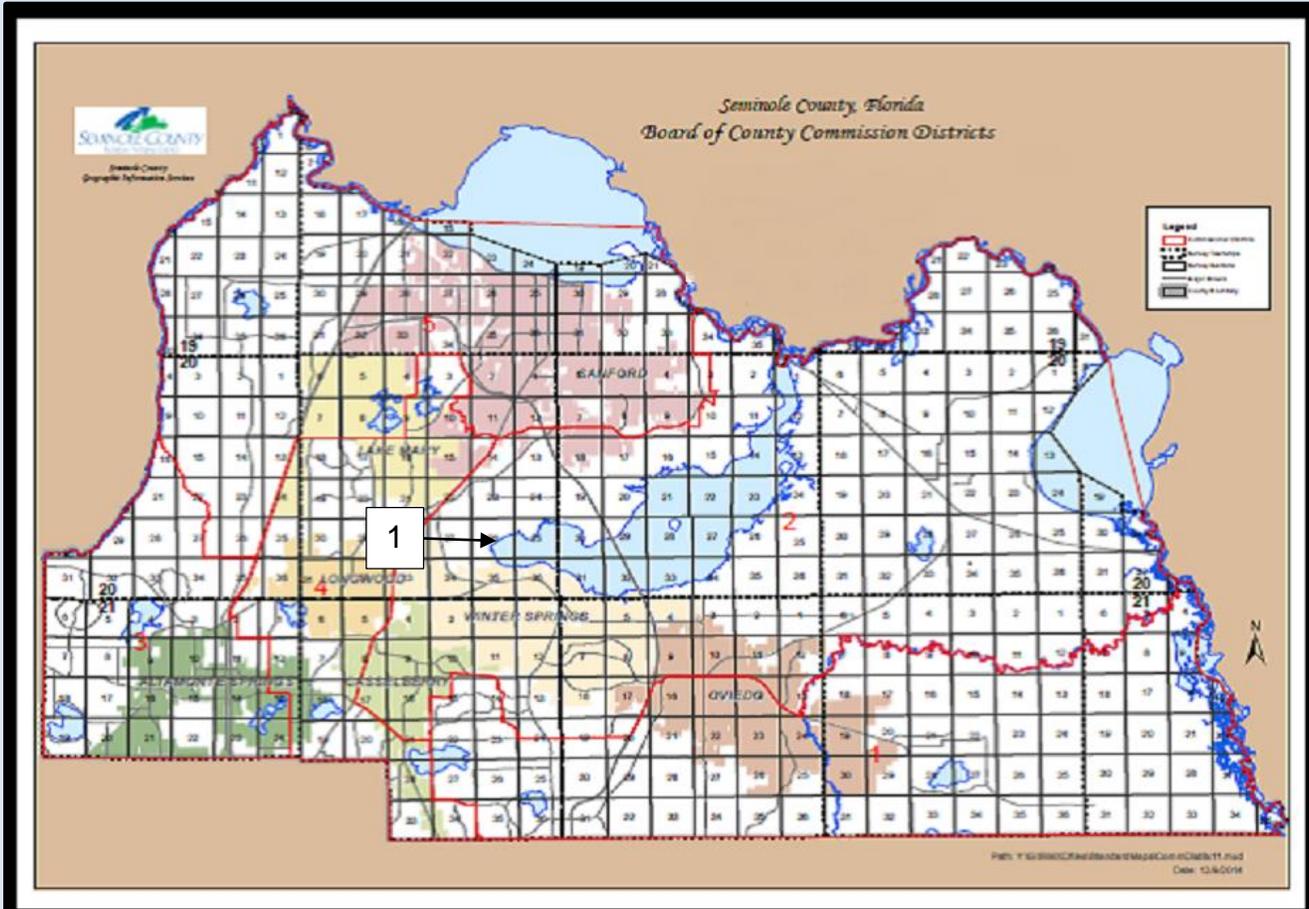
## **DRC / PRE-APPLICATIONS – Continued**

2. **HOWARD AVENUE LACROSSE CENTER PRE-APPLICATION** – Proposed Site Plan for a recreational lacrosse facility with an indoor center and 2 fields on 7.88 acres in the A-10 Zoning District; located on the northeast corner of Howard Avenue and Elm Street; Parcel I. D. # 25-20-31-5BA-0000-165A+; (Joe Norsworthy, Applicant, and Torben Abbott, Resilient Civil Design, LLC, Consultant); (20-80000108); (Danalee Petyk, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*
3. **STORAGE 427 PRE-APPLICATION** – Proposed Rezone and Site Plan for the placement of 10 sheds, each totaling 100 sq. ft., for storage rentals on 0.14 acres in the A-1 Zoning District; located northwest of Sanford Avenue and Rose Hill Trail; Parcel I. D. # 13-20-30-300-001B-0000; (Alejandro Gonzalez, Acam Investments, LLC, Applicant); (20-80000109); (Danalee Petyk, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*
4. **MOBILE CONCRETE CRUSHING SITE PRE-APPLICATION** – Proposed Site Plan for a mobile concrete crushing business on 10.22 acres in the M-1 Zoning District; located southeast of the SR 419 and N US Highway 17 92 intersection; Parcel I. D. # 22-20-30-300-032C-0000; (Kevin Singh, Florida Property Flips, LLC, Applicant, and Mark Shorey, Palkiper Commercial Real Estate, Consultant); (20-80000106); (Joy Giles, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*
5. **OAKWAY REZONE PRE-APPLICATION** – Proposed Rezone and Future Land Use Amendment for a commercial and industrial development on 8.48 acres in the A-1 Zoning District; located northwest of Oakway and Mellonville Avenue, east of N SR 417; Parcel I. D. # 17-20-31-5AZ-0000-0150+; (Tushaar Desai, Esq. Desai Law, P.A. on behalf of Clear Flow Environmental, LLC, Applicant); (20-80000112); (Joy Giles, Project Manager) – *(Comments Only – January 6, 2021 DRC meeting)*
6. **CIRCLE K GENEVA PRE-APPLICATION** – Proposed Rezone and Site Plan to replace the existing convenience store and fuel canopy with a new store and 2 new fuel canopies on 7.10 acres in the C-2 and A-5 Zoning Districts; located on the southwest corner of CR 426 and W SR 46; Parcel I. D. # 21-20-32-300-041E-0000+++; (Fabiana Mathias, Circle K Stores, Inc., Applicant, and Maleia Storum, Bowman Consulting, Consultant); (21-80000001); (Danalee Petyk) – *(January 27, 2021 DRC meeting)*

## **DRC PROJECTS STARTING CONSTRUCTION**

None for District 2

## 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. **GREENVILLE COMMONS (AKA SEMINOLA BLVD) ROW MAINTENANCE BOND** – Authorize release of Maintenance Bond (Letter of Credit) #18-05 in the amount of \$3,105.00 for Right-of-Way utilization for road improvements, including streets, curbs, storm drains in relation to the Greenville Commons subdivision; (Casselberry Greenville, LLC, Applicant) (Annie Sillaway, Project Manager) – *Approved*

**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.