

**SEMINOLE COUNTY  
DENIAL DEVELOPMENT ORDER**

On February 11, 2025, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LOT 150 GLADES ON SYLVAN LAKE PH 2 PB 52 PGS 65 THRU 69

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**A. FINDINGS OF FACT**

**Applicant:** Peter Fleck  
100 W. Plant Street  
Winter Garden, FL 34787

**Property Owner:** Joseph and Carol Howley  
6699 Sylvan Woods Dr.  
Sanford, FL 32771

**Project Name:** Sylvan Woods (6699)

**Requested Development:**

Consider approval of a 3,044.8 square foot boat dock/house on the west side of the Sylvan Woods Dr, approximately 2,730 feet south of State Road 46, more particularly known as 6699 Sylvan Woods Drive in accordance with Chapter 70 Dredging and Filling, Sections 70.4, 70.6 and 70.7 of the Land Development Code of Seminole County.

The findings reflected in the record of the February 11, 2025, Board of County Commissioners meeting are incorporated herein by reference.

**B. CONCLUSIONS OF LAW**

Approval was sought to construct a dock greater than 1,000 square feet. The Board of County Commissioners concludes that the request does not meet the criteria of Chapter 70 of the Seminole County Land Development Code and could not be supported.

**C. DECISION**

The requested development approval is hereby **DENIED**.

**Done and Ordered on the date first written above.**

Attest: \_\_\_\_\_  
Grant Maloy  
Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Jay Zembower, Chairman  
Board of County Commissioners

Prepared by: Mary Robinson, Planner  
1101 East First Street  
Sanford, Florida 32771