



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, January 15, 2025

9:00 AM

Room 3024 and hybrid TEAMS
option

This meeting will be held In-Person and remotely on Teams. The public may email eplandesk@seminolecountyfl.gov to request a Teams link to attend in “listen only” mode. Items listed as “Comments Only” will not be discussed at the meeting.

The meeting is scheduled to begin promptly at 9:00AM. Each item will be scheduled for a duration of 20 minutes unless otherwise indicated. Schedule may be re-arranged in the event of earlier availability. Please arrive 15 minutes prior to your scheduled meeting in case of earlier availability.

DRC AND PRE- APPLICATIONS

9:00AM (IN PERSON) LIFEPOINT CHRISTIAN CHURCH - PRE-APPLICATION [2024-1703](#)

Project Number: 24-80000138

Project Description: Proposed Site Plan to renovate an existing building and construct a new sanctuary on 2.53 acres in the A-1 Zoning District located on the northwest corner of Myrtle Lake Hills and E E Williamson Rd

Project Manager: Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)

Parcel ID: 25-20-29-300-0170-0000

BCC District: 4-Lockhart

Applicant: Ryan Hoffman (423) 963-8220

Consultant: N/A

Attachments: [APPLICATION](#)
[COMMENTS](#)

9:20AM (IN PERSON) MONROE TOWNHOMES - PRE-APPLICATION[2024-1704](#)**Project Number:** 24-80000137**Project Description:** Proposed Rezone from C-1 to PD and Subdivision for a townhome development located on the east side of Monroe Rd, north of W SR 46**Project Manager:** Joy Giles (407) 665-7399 (jgiles@seminolecountyfl.gov)**Parcel ID:** 28-19-30-503-0000-0130**BCC District:** 5-Herr**Applicant:** Ryan Hoffman (423) 963-8220**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (IN PERSON) ALLEN'S COMMERCIAL CENTER - SITE PLAN**[2024-1708](#)**Project Number:** 24-06000076**Project Description:** Proposed Site Plan for a commercial office on 0.85 acres in the C-2 Zoning District located on the west side of Sanford Ave, north of E 27th St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 01-20-30-506-0000-0990**BCC District:** 5-Herr**Applicant:** Allen Pyle (407) 321-4414**Consultant:** David Glunt (407) 325-5579**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (IN PERSON) CAFE SOHOS - PRE-APPLICATION**[2024-1706](#)**Project Number:** 24-80000141**Project Description:** Proposed Site Plan for an addition to a restaurant at an existing shopping center on 8.87 acres in the C-2 Zoning District located on the west side of S US Hwy 17-92, north of Ridge Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 19-21-30-300-0400-0000**BCC District:** 4-Lockhart**Applicant:** Vitaly Avram (407) 970-7746**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20AM (TEAMS) KINGS CROSSING - PRE-APPLICATION[2024-1710](#)**Project Number:** 24-80000144**Project Description:** Proposed Rezone from PD to PD and Site Plan for a commercial retail, townhome and apartment development on 32.61 acres located on the southwest corner of E SR 46 and Richmond Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-20-31-501-0A00-0020+**BCC District:** 5-Herr**Applicant:** Matt Stolz (407) 912-5000**Consultant:** Richard Anderson (407) 280-1003**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:40AM (TEAMS) STONE COMMERCIAL CENTER - PRE-APPLICATION**[2024-1709](#)**Project Number:** 24-80000142**Project Description:** Proposed Rezone from PD to PD for a light manufacturing facility on 7.34 acres located on the south side of Slavia Rd, east of Red Bug Lake Rd**Project Manager:** Tiffany Owens (407) 665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-067A**BCC District:** 1-Dallari**Applicant:** Doug Kern (407) 704-0623**Consultant:** Rob Kirkwood (321) 297-6489**Attachments:** [APPLICATION](#)
[COMMENTS](#)**11:00AM (TEAMS) DUTCH BROS COFFEE - PRE-APPLICATION**[2024-1711](#)**Project Number:** 24-80000143**Project Description:** Proposed Site Plan for a drive-thru coffee shop on 5.01 acres in the PD Zoning District located on the north side of W SR 46, west of Elder Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 28-19-30-5NQ-0000-0060**BCC District:** 5-Herr**Applicant:** Adam Alexander (305) 783-7448**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)

**11:20AM (TEAMS) VILLAGE ON THE GREEN DUPLEX EXPANSION -
PRE-APPLICATION**[2024-1705](#)**Project Number:** 24-80000139**Project Description:** Proposed PD Amendment and Site Plan to demolish existing building to build a duplex development on 82.91 acres in the PD Zoning District located on the north side of Wekiva Springs Rd, east of Wekiva Springs Ln**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-009M-0000+**BCC District:** 3-Constantine**Applicant:** Russell Mauk (512) 321-2495**Consultant:** Brooks Stickler (407) 427-1677**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****LUTHERAN HAVEN - PRE-APPLICATION**[2024-1707](#)**Project Number:** 24-80000140**Project Description:** Proposed Future Land Use Amendment from Commercial and Medium Density Residential and Rezone from R-3a/CN/PD to PD to allow alcohol sales at an existing assisted living facility on 55.16 acres located on the northeast corner of W SR 426 and Chapman Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-21-31-300-0090-0000+++**BCC District:** 1-Dallari**Applicant:** Jerry Griffing (407) 365-3108**Consultant:** Logan Opsahl (407) 418-6237**Attachments:** [APPLICATION](#)
[COMMENTS](#)