



**SEMINOLE COUNTY, FLORIDA**  
**Development Review Committee**  
**Meeting Agenda**

---

**Wednesday, January 8, 2025**

**9:00 AM**

**TEAM**

---

**This meeting will be held remotely via Teams. The public may email [devrevdesk@seminolecountyfl.gov](mailto:devrevdesk@seminolecountyfl.gov) to request a Teams link to attend in “listen only” mode. Specific questions regarding any project on this agenda should be directed to the Project Manager.**

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.

**9:00AM (TEAMS) ROLLING HILLS - SITE PLAN**

**[2024-1631](#)**

**Project Number:** 24-06000069

**Project Description:** Proposed Site Plan for a public park on 98.16 acres in the PLI Zoning District located on the south side of W SR 434, north of North St

**Project Manager:** Kaitlyn Apgar (407) 665-7377  
([kapgar@seminolecountyfl.gov](mailto:kapgar@seminolecountyfl.gov))

**Parcel ID:** 01-21-29-5CK-2500-0000

**BCC District:** 3-Constantine

**Applicant:** Richard Durr (407) 665-2175

**Consultant:** Aimee Shields (321) 319-3041

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

**DRC AND PRE-APPLICATIONS**

**COMMENTS ONLY (NO MEETING SCHEDULED)**

**ADVOCATE ASSISTED LIVING - PRE-APPLICATION**[2024-1632](#)**Project Number:** 24-80000135**Project Description:** Proposed Special Exception for an 8 bed assisted living facility on 0.38 acres in the R-1A Zoning District located on the northwest corner of Modac Trl and Waumpi Trl**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 28-21-30-502-0A00-0030**BCC District:** 4-Lockhart**Applicant:** Diane Nicolas (407) 399-7171**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COFFEE SHOP - SITE PLAN**[2024-1635](#)**Project Number:** 24-06000073**Project Description:** Proposed Site Plan for a drive-thru restaurant on 0.89 acres in the PD Zoning District located on the southeast corner of Red Bug Lake Rd and Mikler Rd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 19-21-31-514-0000-0010**BCC District:** 1-Dallari**Applicant:** Brett Anz (214) 415-2378**Consultant:** Ryan Fallin (727) 789-9500**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**TERRACINA - PRE-APPLICATION**[2024-1636](#)**Project Number:** 24-80000136**Project Description:** Proposed Site Plan for 3 drive-thru restaurants or a multi-family residential development on 3.53 acres in the PD Zoning District located on the northwest corner of W SR 46, and Bernini Way**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-002P-0000+**BCC District:** 5-Herr**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)