

SEMINOLE COUNTY GOVERNMENT

*COUNTY SERVICES BUILDING
1101 EAST FIRST STREET
SANFORD, FLORIDA 32771-1468*



Meeting Agenda - Final

Wednesday, April 20, 2016

9:00 AM

Conf. Rm. 3024

Development Review Committee / DRC Pre-App

DRC

[A-2066-16](#)

9:00 A.M. - SUNTERA PARK - PD FINAL DEVELOPMENT PLAN

Proposed PD Final Development Plan for 13.5 acres located east of N. Beardall Avenue and south of Celery Avenue.

PROJECT NO.: 16-20500003

PARCEL ID NO.: 33-19-31-300-0130-0000

BCC DISTRICT: 5 - Carey

APPLICANT: Robert Horian, Suntera II, LLC (407) 688-7640

CONSULTANT: Larry Poliner, RCE Consultants (407) 452-8633

PROJECT MANAGER: Joy Giles (407) 665-7399

Attachments: [Suntera Park - FDP.pdf](#)
[Suntera Park - comment document.pdf](#)

[A-2067-16](#)

9:20 A.M. - BRIGHTON ESTATES (FKA LAKE HAYES) - FINAL ENGINEERING

Proposed Final Engineering for 12 single family lots on 4.55 acres in the R-1AA zoning district, located west of Alafays Trail and south of E. Chapman Road.

PROJECT NO.: 16-55200002

PARCEL ID NO.: 26-21-31-301-003D-0000

BCC DISTRICT: 1 - Dallari

APPLICANT: Ahmad Ghandour, Sun-Tec Builders (407) 895-0324

CONSULTANT: Jeff Sloman, Florida Engineering Group (407) 895-0324

PROJECT MANAGER: Joy Giles (407) 665-7399

Attachments: [Brighton Estates - Final Engineering.pdf](#)
[Brighton Estates - comment document.pdf](#)

PRE-APP

[A-1974-16](#)

9:40 A.M. - TRANSITION HOUSE - PRE-APPLICATION

Proposed Rezone from RP to RP to allow special uses on 0.25 acres, located on the north side of W. SR 434, approximately 1/10 mile west of E. Lake Brantley Drive.

PROJECT NO.: 16-80000026

PARCEL ID NO.: 04-21-29-526-0000-00B0

BCC DISTRICT: 3 - Constantine

APPLICANT: Tom Griffin, The Transition House (407) 832-5700

CONSULTANT: Jason Searl, GrayRobinson, PA (407) 843-8880

PROJECT MANAGER: Matt Davidson (407) 665-7308

Attachments: [Transition House - Pre-App.pdf](#)
[Transition House - comment document.pdf](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

[A-2068-16](#)

REAGAN CENTER - SITE PLAN

Proposed Site Plan for roadway improvements on 110.13 acres in the PD zoning district, located northeast of E. County Home Road between US Highway 17-92 and N. Ronald Reagan Boulevard.

PROJECT NO.: 16-06000019

PARCEL ID NO.: 14-20-30-300-0150-0000++

BCC DISTRICT: 2 - Horan

APPLICANT: Richard Wohlfarth, Reagan Center Dev. (407) 660-2120

PROJECT MANAGER: Brian Walker (407) 665-7337

[A-2065-16](#)

FLOYD (FKA HILLVIEW PD) - PD FINAL DEVELOPMENT PLAN

Proposed PD Final Development Plan for 1.03 acres located on the north side of the Hillview Drive and Discovery Court intersection.

PROJECT NO.: 16-20500020

PARCEL ID NO.: 22-21-29-300-019C-0000

BCC DISTRICT: 3 - Constantine

APPLICANT: Patricia Floyd (407) 692-1353

PROJECT MANAGER: Matt Davidson (407) 665-7308

[A-2071-16](#)

E MCCULLOCH RD - PRE-APPLICATION

Proposed Site Plan for a 7,600 square foot retail building with parking on 1.48 acres in the PD zoning district, located on the northwest corner of E. McCulloch Road and Old Lockwood Road.

PROJECT NO.: 16-80000034

PARCEL ID NO.: 36-21-31-300-0050-0000

BCC DISTRICT: 1 - Dallari

APPLICANT: Al Tilly, Concept Construction (352) 333-3233

PROJECT MANAGER: Jimette Cook (407) 665-7339

[A-2069-16](#)

SAM'S CLUB REMODEL - PRE-APPLICATION

Proposed Site Plan for site improvements to an existing retail store on 13.12 acres in the C-2 zoning district, located southwest of the SR 436 and Fern Park Boulevard intersection.

PROJECT NO.: 16-80000037

PARCEL ID NO.: 17-21-30-300-025W-0000

BCC DISTRICT: 4 - Henley

APPLICANT: Shannon Jernigan, Walmart Stores (479) 273-4909

CONSULTANT: Kevin Brown, CPH, Inc. (407) 322-6841

PROJECT MANAGER: Brian Walker (407) 665-7337

[A-2070-16](#)

DEGUSIPE FUNERAL HOME & CREMATORY - PRE-APPLICATION

Proposed Site Plan to construct parking over an existing stormwater pond on 1.2 acres in the C-2 zoning district, located on the southeast side of the S. US Highway 17-92 and Atlantic Drive intersection.

PROJECT NO.: 16-80000033

PARCEL ID NO.: 19-21-30-501-0000-0100

BCC DISTRICT: 4 - Henley

APPLICANT: Todd Degusipe, Degusipe Funeral Home (407) 695-2273

CONSULTANT: Greg Hudak, Hudak Engineering (407) 492-6833

PROJECT MANAGER: Brian Walker (407) 665-7337

[A-2072-16](#)

CAR COOL AUTO SALES - PRE-APPLICATION

Proposed Site Plan for parking on 0.26 acres in the C-2 zoning district, located northwest of the N. US Highway 17-92 and SR 419 intersection.

PROJECT NO.: 16-80000035

PARCEL ID NO.: 22-20-30-300-0240-0000

BCC DISTRICT: 4 - Henley

APPLICANT: Richard Figueroa, Rich's Car Cool, LLC (407) 461-7542

PROJECT MANAGER: Denny Gibbs (407) 665-7387