



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, April 23, 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 & PRE- APPLICATIONS

9:00AM (IN PERSON) ENCORE AT HILLVIEW - FINAL ENGINEERING PLAN

[2025-346](#)

Project Number: 25-55200001

Project Description: Proposed Final Engineering Plan for 28 townhome lots on 3.42 acres in the R-3A Zoning District located on the north side of Hillview Dr, east of S SR 434

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 22-21-29-300-0180-0000

BCC District: 3-Constantine

Applicant: Zach Miller (407) 222-0692

Consultant: Kim Fischer (407) 405-7819

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

9:20AM (TEAMS) MLK BLVD INDUSTRIAL - PRE-APPLICATION**[2025-384](#)****Project Number:** 25-80000037**Project Description:** Proposed Rezone and Site Plan for two industrial buildings on 1.18 acres in the A-1 Zoning District located on the west side of Martin Luther King Jr Blvd, north of St Johns Pkwy**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 27-19-30-300-002A-0000**BCC District:** 5-Herr**Applicant:** Curran Darling (913) 579-7008**Consultant:** Marcus Geiger (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) THE OVIEDO FARM - SITE PLAN****[2025-381](#)****Project Number:** 25-06000012**Project Description:** Proposed Site Plan for a residential home and agricultural use buildings on 21.6 acres in the A-10 Zoning District located on the east side of Elm St, north of Independence Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-20-31-5BA-0000-179A++**BCC District:** 2-Zembower**Applicant:** Al Portugal (407) 709-7366**Consultant:** Raven Lowry (407) 951-5915**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****HOWELL BRANCH ESTATES - FINAL ENGINEERING PLAN****[2025-382](#)****Project Number:** 25-55200002**Project Description:** Proposed Final Engineering Plan for 15 single family residential lots on 4.36 acres in the R-1BB Zoning District located on the east side of Howell Branch Rd, north of SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-21-30-300-0400-0000**BCC District:** 1-Dallari**Applicant:** Patrick Knight (407) 509-6482**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)

WINTER PARK TOWNHOMES - PRE-APPLICATION**[2025-383](#)****Project Number:** 25-80000041**Project Description:** Proposed Future Land Use Amendment, Rezone and Subdivision for a 22 townhome unit development on 3.14 acres in the A-1 Zoning District located on the northeast corner of Grand Rd and Garden Lake Blvd**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 26-21-30-300-009A-0000+**BCC District:** 1-Dallari**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)