



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 5, 2025

9:00 AM

Room 3024 and hybrid TEAMS

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) LATINO FLAVORS FOOD COURT -
PRE-APPLICATION**

[2025-1016](#)

Project Number: 25-80000110

Project Description: Proposed Special Exception and Site Plan for multiple mobile food vendors with indoor seating on 0.47 acres in the C-1 Zoning District on the west side of Bear Lake Rd, south of E SR 436

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 18-21-29-501-0A00-0010

BCC District: 3-Constantine

Applicant: Julio Espinoza (407) 840-8228

Consultant: Yani Figueredo (407) 360-8826

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

**9:20AM (IN PERSON) PIEDMONT TOWNPARK - MIXED USE -
PRE-APPLICATION**[2025-1021](#)**Project Number:** 25-80000112**Project Description:** Proposed Site Plan for a mixed use development on 18.42 acres in the PD Zoning District located on the east side of International Pkwy, south of 417**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 31-19-30-300-0010-0000**BCC District:** 5-Herr**Applicant:** Stephen Novacki (321) 274-1438**Consultant:** Vijay Seelam (407) 815-3358**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) SCHOOL DEVELOPMENT - PRE-APPLICATION**[2025-1019](#)**Project Number:** 25-80000109**Project Description:** Proposed Special Exception and Site Plan to build a K-12 school on 8.54 acres in the A-1 Zoning District located on the east side of Bear Lake Rd, north of Cub Lake Dr**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 17-21-29-5BG-0000-0680+**BCC District:** 3-Constantine**Applicant:** Robert Mindrup (407) 924-6288**Consultant:** Bob Miller (407) 539-2412**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (TEAMS) FLOOR & DECOR PROPOSED SUBDIVISION -
PRE-APPLICATION**[2025-1020](#)**Project Number:** 25-80000111**Project Description:** Proposed Land Use Amendment and Subdivision for additional commercial development on 12.23 acres in the C-2 Zoning District located on the southwest side of SR 436, northwest of Fern Park Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 17-21-30-300-025W-0000**BCC District:** 4-Lockhart**Applicant:** Natalia Domevessova (224) 407-2288**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**FRENCH AVE - REZONE****[2025-1017](#)****Project Number:** 25-20000007**Project Description:** Proposed Rezone from A-1 to C-2 for commercial use on 1.22 acres located on the west side of French Ave, north of N Ronald Reagan Blvd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 12-20-30-300-014A-0000**BCC District:** 2-Zembower**Applicant:** Dunamis Dunn (407) 590-5515**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LUKAS NURSERY - SITE PLAN****[2025-1018](#)****Project Number:** 25-06000042**Project Description:** Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0020-0000++**BCC District:** 1-Dallari**Applicant:** Caleb Lukas**Consultant:** Stanley Hill (904) 419-1001**Attachments:** [APPLICATION](#)
[COMMENTS](#)