



## SEMINOLE COUNTY, FLORIDA

### Development Review Committee

### Meeting Agenda

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Wednesday, April 16, 2025

9:00 AM

Room 3024 and hybrid TEAMS  
option

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This meeting will be held In-Person and remotely on Teams. The public may email [eplandesk@seminolecountyfl.gov](mailto: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) ALL TERRAIN TRACTOR - PRE-APPLICATION**

**[2025-352](#)**

**Project Number:** 25-80000043

**Project Description:** Proposed Special Exception to conduct limited concrete crushing on 9.36 acres in the M-1 Zoning District located on the west side of Cameron Ave, north of E SR 46

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

**Parcel ID:** 33-19-31-300-0050-0000

**BCC District:** 5-Herr

**Applicant:** James Crow

**Consultant:** Logan Opsahl (407) 418-6237

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

**9:20AM (IN PERSON) TATRA TOWNHOMES - PRE-APPLICATION****[2025-348](#)****Project Number:** 25-80000038**Project Description:** Proposed Rezone from A-1 to R-3 for a townhome development on 11.97 acres located on the west side of Tatra St, north of W Chapman Rd**Project Manager:** Tiffany Owens (407) 665-7354  
(towens04@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0550**BCC District:** 1-Dallari**Applicant:** Jeffrey Miller (407) 808-3905**Consultant:** Chris Leppert (407) 233-3663**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40AM (IN PERSON) SR 46-ORANGE BLVD PROPERTY - PRE-APPLICATION****[2025-301](#)****Project Number:** 25-80000033**Project Description:** Proposed Site Plan for a 130 multi-family apartment complex on 7.47 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-0200-0000**BCC District:** 5-Herr**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:00AM (TEAMS) AGRI-TOURISM - PRE-APPLICATION****[2025-351](#)****Project Number:** 25-80000042**Project Description:** Proposed Site Plan for agri-tourism to sell vegetables and flowers and host field trips on 14.3 acres in the A-1 Zoning District located on the southeast corner of Celery Ave and Cameron Ave**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 33-19-31-300-0010-0000**BCC District:** 5-Herr**Applicant:** Art Andres (909) 241-1589**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**10:20AM (TEAMS) HIOCT DEVELOPMENT - PRE-APPLICATION**[2025-347](#)**Project Number:** 25-80000036**Project Description:** Proposed Subdivision for two single family residential lots on 0.62 acres in the R-1 Zoning District located on the north side of W Lake Brantley Rd, west of Triangle Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 05-21-29-502-0B00-0010**BCC District:** 3-Constantine**Applicant:** Devin Pierson (321) 277-0117**Consultant:** Toufic Awad (786) 777-8727**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****JAIN SOCIETY - SPECIAL EXCEPTION**[2025-344](#)**Project Number:** 25-32000002**Project Description:** Proposed Special Exception to expand an existing church on 1.29 acres in the A-1 Zoning District located on the northwest corner of W Citrus St and Laura Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 01-21-29-5CK-530C-0210**BCC District:** 3-Constantine**Applicant:** Marc Jones (321) 275-5914**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**FOREST ENTERTAINMENT - SMALL SCALE FUTURE LAND USE  
AMENDMENT AND REZONE**[2025-345](#)**Project Number:** 25-20000001**Project Description:** Proposed Small Scale Future Land Use Amendment from Low Density Residential to Industrial and Rezone from R-1 to C-3 for light industrial uses on 0.80 acres located on the south side of Brewer St, south of E SR 436**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 18-21-30-501-1000-0030+**BCC District:** 4-Lockhart**Applicant:** Kimmy Clark**Consultant:** Marc Jones (321) 275-5914**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**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](#)**VETERINARY HOSPITAL RELOCATION - PRE-APPLICATION**[2025-349](#)**Project Number:** 25-80000040**Project Description:** Proposed Small Scale Future Land Use Amendment, Rezone from OP to C-1 and Site Plan to convert a bank building into a veterinary hospital on 1.5 acres located on the northeast corner of W SR 434 and E Lake Brantley Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 04-21-29-300-003F-0000**BCC District:** 3-Constantine**Applicant:** David Stokes (407) 629-8330**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**BOJANGLES APOPKA - PRE-APPLICATION**[2025-350](#)**Project Number:** 25-80000039**Project Description:** Proposed Site Plan for building renovations of an existing fast food restaurant on 0.82 acres in the C-1 Zoning District located on the south side of E SR 436, east of Balmy Beach Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-022B-0000**BCC District:** 3-Constantine**Applicant:** Hilary McKone (985) 778-8185**Consultant:** Ella Ackerman (479) 273-7780**Attachments:** [APPLICATION](#)  
[COMMENTS](#)