



## SEMINOLE COUNTY, FLORIDA

### Development Review Committee

### Meeting Agenda

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Wednesday, August 6, 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) KNIGHT OF CUPS - PRE-APPLICATION**

**[2025-724](#)**

**Project Number:** 25-80000082

**Project Description:** Proposed Special Exception for an alcoholic beverage establishment in the C-2 Zoning District on 1.64 acres located on the south side of Howell Branch Rd, west of Betty St

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

**Parcel ID:** 34-21-30-300-009F-0000

**BCC District:** 4-Lockhart

**Applicant:** Timothy Lease (321) 609-1886

**Consultant:** N/A

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

**9:20AM (IN PERSON) CANOPY - FINAL ENGINEERING PLAN****[2025-735](#)****Project Number:** 25-55200003**Project Description:** Proposed Final Engineering Plan for 31 single family residential lots on 17.42 acres in the R-1AA Zoning District located on the south side of Mustang Way, west of Dodd Rd**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0210-0000+++**BCC District:** 1-Dallari**Applicant:** William Crawford (407) 227-5798**Consultant:** David Stokes (407) 629-8330**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**9:40AM (IN PERSON) WINTER PARK DUPLEXES - REZONE****[2025-736](#)****Project Number:** 25-20000005**Project Description:** Proposed Rezone from A-1 to MM for duplexes on 4.61 acres located on the east side of Grand Road, south of Dike Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-21-30-300-0090-0000++**BCC District:** 1-Dallari**Applicant:** Amir Kazeminia (310) 994-1001**Consultant:** David Stokes (407) 629-8330**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:00AM (TEAMS) SANFORD 55 PLUS RESIDENTIAL - PRE-APPLICATION****[2025-721](#)****Project Number:** 25-80000078**Project Description:** Proposed Rezone and Site Plan for a 55 plus multi-family residential development on 7.67 acres in the PD Zoning District located on the north side of W SR 46, east of Orange Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-0200-0000**BCC District:** 5-Herr**Applicant:** Raul Ramirez (786) 202-7572**Consultant:** Diego Salazar (954) 884-5251**Attachments:** [APPLICATION](#)  
[COMMENTS](#)

**10:20AM (TEAMS) LEGACY POINTE PARKING EXPANSION -  
PRE-APPLICATION**[2025-722](#)**Project Number:** 25-80000080**Project Description:** Proposed Site Plan for temporary parking stalls at an existing retirement community on 59.26 acres in the PD Zoning District located on the west side of Old Lockwood Rd at Hestia Loop**Project Manager:** Kaitlyn Apgar (407) 665-7377  
(kapgar@seminolecountyfl.gov)**Parcel ID:** 36-21-31-300-0040-0000**BCC District:** 1-Dallari**Applicant:** Shreeji Patel (689) 219-8909**Consultant:** Matthew Lyons (689) 219-8900**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**10:40AM (TEAMS) THE HAUS & CO - PRE-APPLICATION**[2025-720](#)**Project Number:** 25-80000079**Project Description:** Proposed Site Plan to convert a convenience store into a restaurant on 0.65 acres in the C-2 Zoning District located on the southeast corner of S CR 419 and E 4th St**Project Manager:** Annie Sillaway (407) 665-7936  
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-21-32-5CG-0200-0150**BCC District:** 1-Dallari**Applicant:** Ninotchka Sotomayor (407) 443-2862**Consultant:** N/A**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**11:00AM (TEAMS) LIFE POINT CHRISTIAN CHURCH - PRE-APPLICATION**[2025-689](#)**Project Number:** 25-80000075**Project Description:** Proposed Special Exception and Site Plan to expand an existing church on 2.53 acres in the A-1 Zoning District located on the northwest corner of EE Williamson Rd and Myrtle Lake Hills**Project Manager:** Tiffany Owens 407-665-7354  
(towens04@seminolecountyfl.gov)**Parcel ID:** 25-20-29-300-0170-0000**BCC District:** 4-Lockhart**Applicant:** Phil Ayres (407) 385-9725**Consultant:** Richard Dixon (386) 428-5834**Attachments:** [APPLICATION](#)  
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

**GRAPEFUL MARKET & LOUNGE - PRE-APPLICATION**[2025-723](#)**Project Number:** 25-80000081**Project Description:** Proposed Special Exception and Site Plan for a wine lounge and retail bottle shop in the C-1 Zoning District on the north side of W SR 434, east of Wekiva Springs Ln**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-009B-0000**BCC District:** 3-Constantine**Applicant:** Alexandra Schatz (407) 615-9558**Consultant:** James White (321) 696-3253**Attachments:** [APPLICATION](#)  
[COMMENTS](#)