



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, May 7, 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) W SR 434 (2045) - PRE-APPLICATION

[2025-428](#)

Project Number: 25-80000050

Project Description: Proposed Site Plan to add a new building and to do site modifications on 0.80 acres in the C-2 Zoning District located on the northeast corner of W SR 434 and Commerce Park Dr

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

Parcel ID: 02-21-29-503-0000-0010

BCC District: 3-Constantine

Applicant: George Fong (407) 467-3692

Consultant: N/A

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

9:20AM (IN PERSON) 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](#)**9:40AM (IN PERSON) BUSINESS SUITES - PRE-APPLICATION**[2025-426](#)**Project Number:** 25-80000048**Project Description:** Proposed Site Plan to convert a hotel into business suites on 2.25 acres in the C-2 Zoning District located on the south side of US Hwy 17-92, east of Seminola Blvd**Project Manager:** Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 05-21-30-520-0400-0000**BCC District:** 2-Zembower**Applicant:** Vitalie Avram (407) 970-7746**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00AM (IN PERSON) SANDY LANE HOMES - PRE-APPLICATION**[2025-424](#)**Project Number:** 25-80000046**Project Description:** Proposed Subdivision for 30 single family residential lots on 4.93 acres in the A-1/R-1AA Zoning District located on the west side of Sandy Ln, south of Sand Lake Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 07-21-29-300-014A-0000++**BCC District:** 3-Constantine**Applicant:** Giovanni Jordan (407) 257-5740**Consultant:** Mitch Collins (407) 448-8979**Attachments:** [APPLICATION](#)
[COMMENTS](#)

**10:20AM (IN PERSON) LIGHT YEARS AHEAD ACADEMY -
PRE-APPLICATION**[2025-423](#)**Project Number:** 25-80000045**Project Description:** Proposed Special Exception for a kindergarten on 0.57 acres in the R-1 Zoning District located on the southwest corner of Loraine Dr and Douglas Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 14-21-29-501-0A00-0010**BCC District:** 3-Constantine**Applicant:** Anita Ramnarayan (516) 770-5286**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:40AM (TEAMS) KELLER OUTDOOR LANDSCAPING - SPECIAL
EXCEPTION**[2025-463](#)**Project Number:** 25-32000003**Project Description:** Proposed Special Exception for a landscaping contractor on 6.23 acres in the A-1 Zoning District located on the east side of Ohio Ave, south of Marquette Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 08-20-31-300-0120-0000**BCC District:** 5-Herr**Applicant:** Bobby Keller (407) 509-2909**Consultant:** Bobby Keller (407) 509-2909**Attachments:** [APPLICATION](#)
[COMMENTS](#)**11:00AM (TEAMS) BURCH FAMILY SUBDIVISION - PRE-APPLICATION**[2025-427](#)**Project Number:** 25-80000049**Project Description:** Proposed Subdivision for 4 single family residential lots on 13.79 acres in the A-1 Zoning District located on the north side of Gabriella Ln, east of Tuskawilla Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-21-31-300-0060-0000**BCC District:** 1-Dallari**Applicant:** Robert Burch**Consultant:** Rebecca Hammock (407) 487-2594**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)**

SAN PEDRO EMMAUS - PD FINAL DEVELOPMENT PLAN

[2025-422](#)

Project Number: 25-20500004

Project Description: Proposed PD Final Development Plan for a spiritual development center on 94.75 acres located on the west side of Dike Rd and Queens Of Angels Dr

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

Parcel ID: 27-21-30-300-0010-0000

BCC District: 1-Dallari

Applicant: Bertin Karpinski (407) 722-4161

Consultant: Tyler Fitzgerald (407) 322-6841

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

7-11 SANFORD - PRE-APPLICATION

[2025-425](#)

Project Number: 25-80000047

Project Description: Proposed Site Plan for driveway connections for a gas station on 2.98 acres in the A-1 Zoning District located on the southeast corner of E Lake Mary Blvd and Skyway Dr

Project Manager: Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)

Parcel ID: 03-20-31-5AY-0000-0560

BCC District: 2-Zembower

Applicant: Max Waldau (239) 210-0455

Consultant: Jeremy Anderson (407) 951-5915

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