



SEMINOLE COUNTY, FLORIDA Development Review Committee

Meeting Agenda

Wednesday, January 21, 2026

9:00 AM

Room 3024

This meeting will be held In-Person. The public may email devrevdesk@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) CATHCART FLEX SPACE - SITE PLAN

[2026-0055](#)

Project Number: 25-06000057

Project Description: Proposed Site Plan for 3 office/warehouse buildings on 1.93 acres located on the south side of Connection Pt, west of W SR 426

Project Manager: Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 29-21-31-300-0100-0000

BCC District: 1-Dallari

Applicant: John Cathcart (407) 629-2900

Consultant: Thomas E Skelton (407) 461-7334

Attachments: [APPLICATION](#)

[COMMENTS](#)

9:20AM (IN PERSON) SLAVIA ROAD MULTIFAMILY - PRE-APPLICATION[2026-0042](#)**Project Number:** 25-80000141**Project Description:** Proposed Land Use Amendment and Rezone for a 308 unit multifamily residential development in the PD/A-1 zoning district on 23.4 acres located on the north side of Slavia Rd, west of SR 417**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 16-21-31-5CA-0000-0370++**BCC District:** 2-Zembower**Applicant:** Bryan Borland (407) 982-2516**Consultant:** Brent Lenzen (407) 898-1511**Attachments:** [APPLICATION](#)[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****6TH STREET - PRE-APPLICATION**[2026-0043](#)**Project Number:** 25-80000139**Project Description:** Proposed Subdivision and Site Plan for 4 single family residential lots on 1.05 acres in the R-1 Zoning District located on the west side of 6th St, south of Sugar Sand Ln**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 11-21-31-508-0900-0070**BCC District:** 2-Zembower**Applicant:** Juan Arroyave (407) 561-3068**Consultant:** Thomas Laperrier**Attachments:** [APPLICATION](#)[COMMENTS](#)**ATLANTIC PIPE FACILITY - PRE-APPLICATION**[2026-0044](#)**Project Number:** 25-80000142**Project Description:** Proposed Rezone and Site Plan for an office and warehouse building for a construction company on 5.79 acres in the PD Zoning District located on the southwest side of Elder Rd and School St**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 16-19-30-5AC-0000-0300+++**BCC District:** 5-Herr**Applicant:** Keith Carson (407) 792-1360**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)[COMMENTS](#)

HENDERSON HILL - REZONE**2026-0045****Project Number:** 25-20000010**Project Description:** Proposed Rezone from A-1 to C-2 for a quick service restaurant and coffee shop on 4.33 acres located on the northwest corner of W SR 46 and Henderson Ln**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 30-19-30-514-0000-0020**BCC District:** 5-Herr**Applicant:** Andrew Hill (407) 365-5775**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)[COMMENTS](#)**KENTUCKY ST (3900) - SPECIAL EXCEPTION****2026-0046****Project Number:** 25-32000015**Project Description:** Proposed Special Exception for communication tower on 1.69 acres in the A-1 Zoning District located on the north side of Kentucky St, east of Jessup Ave**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 03-20-31-5AY-0000-067F**BCC District:** 2-Zembower**Applicant:** Johnnie Shaw**Consultant:** Mary Solik (407) 367-7868**Attachments:** [APPLICATION](#)[COMMENTS](#)**THE GARDENS AT WEKIVA - SITE PLAN****2026-0047****Project Number:** 25-06000058**Project Description:** Proposed Site Plan for a parking lot and driveway at a community residential home on 1.37 acres located on the south side of Wekiva Springs Rd, west of Wekiva Springs Ln**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 03-21-29-300-0080-0000**BCC District:** 3-Constantine**Applicant:** Shawn Eller (407) 924-5864**Consultant:** Dustin Culver (407) 576-2065**Attachments:** [APPLICATION](#)[COMMENTS](#)

B&M AFFORDABLE CONSTRUCTION SUBDIVISION - FINAL ENGINEERING**2026-0048****Project Number:** 25-55200004**Project Description:** Proposed Final Engineering Plan for 11 single family residential lots on 5.41 acres in the R-1AAA Zoning District located on the west side of Brooks Ln, south of Red Bug Lake Rd**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 19-21-31-300-008B-0000**BCC District:** 1-Dallari**Applicant:** Rodolfo Sucre (407) 743-2754**Consultant:** Rodolfo Sucre (407) 743-2754**Attachments:** [APPLICATION](#)[COMMENTS](#)**LAKE MARKHAM ROAD REPLAT - PRE-APPLICATION****2026-0049****Project Number:** 25-80000143**Project Description:** Proposed Subdivision for 4 parcels on 25.74 acres in the A-1 Zoning District located on the west side of Lake Markham Rd, north of Markham Rd**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 26-19-29-300-0150-0000++**BCC District:** 5-Herr**Applicant:** Gilbert Miller**Consultant:** Marc Jones (321) 275-5914**Attachments:** [APPLICATION](#)[COMMENTS](#)**THOMPSON RD - PRE-APPLICATION****2026-0054****Project Number:** 25-80000144**Project Description:** Proposed Site Plan for a dog enrichment facility at an existing single-family residence on 1.05 acres in the A-1 Zoning District located on the northwest corner of Thompson Rd and Markham Woods Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377

(kapgar@seminolecountyfl.gov)

Parcel ID: 02-20-29-505-0000-0010**BCC District:** 5-Herr**Applicant:** Neota Genske (503) 720-0737**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)