



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, October 15, 2025

9:00 AM

Room 3024 and Hybrid

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) ADULT TOYS FACILITY - PRE-APPLICATION

[2025-938](#)

Project Number: 25-80000105

Project Description: Proposed Rezone and Site Plan for a hybrid auto repair shop and luxury vehicle storage facility on 3 acres in the C-3 Zoning District located on the north side of W SR 426, west of Aloma Woods Blvd

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

Parcel ID: 29-21-31-300-0140-0000

BCC District: 1-Dallari

Applicant: Ira Bellinkoff (321) 339-2479

Consultant: Bryan Potts (407) 982-9878

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

9:20AM (TEAMS) VANTAGE BANK - SPECIAL EXCEPTION**[2025-942](#)****Project Number:** 25-32000012**Project Description:** Proposed Special Exception for an existing bank on 1.52 acres in the OP Zoning District located on the northeast corner of W SR 434 and E Lake Brantley Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 04-21-29-300-003F-0000**BCC District:** 3-Constantine**Applicant:** Mike Charles (813) 477-9080**Consultant:** Greg Noway (727) 302-8040**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****LIFE POINT CHRISTIAN CHURCH - SPECIAL EXCEPTION****[2025-941](#)****Project Number:** 25-32000010**Project Description:** Proposed Special Exception to expand an existing church on 2.53 acres in the A-1 Zoning District located west of Myrtle Lake Hills Rd, north of EE Williamson Road**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@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](#)**MISSION BBQ - SPECIAL EXCEPTION****[2025-939](#)****Project Number:** 25-32000006**Project Description:** Proposed Special Exception for an alcoholic beverage establishment on 0.57 acres in the PD Zoning District located on the south side of W Lake Mary Blvd, east of Sun Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 18-20-30-511-0000-0040**BCC District:** 4-Lockhart**Applicant:** William Leahy (954) 254-5311**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

ROCK CHURCH BUILDING EXPANSION - SITE PLAN**[2025-940](#)****Project Number:** 25-06000040**Project Description:** Proposed Site Plan for a church and parking lot expansion on 10.91 acres in the A-1 Zoning District located on the south side of W SR 46, east of Glade View Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0290-0000**BCC District:** 5-Herr**Applicant:** Steven Parking (407) 688-2445**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)**5TH ST INDUSTRIAL PARK - PRE-APPLICATION****[2025-943](#)****Project Number:** 25-80000106**Project Description:** Proposed Site Plan for 3 industrial buildings on 2.39 acres in the A-1 Zoning District located on the south side of W 5th St, east of Martin Luther King Jr Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-19-30-5AE-5100-0000**BCC District:** 5-Herr**Applicant:** Ron Semans (407) 687-1596**Consultant:** Jose Chavez (321) 246-8811**Attachments:** [APPLICATION](#)
[COMMENTS](#)