



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, May 13, 2026

9:00 AM

Room 3024 and TEAMS

This meeting will be held In-Person and remotely on Teams. 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

9:00 AM (IN PERSON) LEE RANCH SUBDIVISION - PRE-APPLICATION

[2026-0419](#)

Project Number: 26-80000042

Project Description: Proposed Subdivision for four lots on 360 acres in the A-10 zoning district located on the northeast corner of Curryville Rd and Quiet Forest Trl

Project Manager: David German (407) 665-7386
(dgerman@seminolecountyfl.gov)

Parcel ID: 19-21-33-300-002A-0000+++

BCC District: 1-Dallari

Applicant: David Axel (407) 325-1574

Consultant: N/A

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

9:20 AM (TEAMS) SROA FERN PARK - PRE-APPLICATION[2026-0404](#)**Project Number:** 26-80000041**Project Description:** Proposed Site Plan for paving improvements on 3.96 acres in the PD zoning district located on the west side of Oxford Rd, south of Fern Park Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 20-21-30-300-002C-0000**BCC District:** 4-Lockhart**Applicant:** Adam Elizaondo (224) 775-5438**Consultant:** Kevin Hebert (407) 920-6065**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****LAVENDER WAY - REZONE**[2026-0403](#)**Project Number:** 26-20000002**Project Description:** Proposed Rezone from A-1 to PLI on 7.84 acres on the east side of Lavender Way, north of Red Bug Lake Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0070-0000+**BCC District:** 1-Dallari**Applicant:** Keith Welty (407) 665-2189**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**RIMEL - PRE-APPLICATION**[2026-0405](#)**Project Number:** 26-80000043**Project Description:** Proposed Subdivision for two lots on 50.91 acres in the A-5 zoning district on the northeast corner of Curryville Rd and Twilight Trl**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 36-21-32-300-0070-0000**BCC District:** 1-Dallari**Applicant:** David Axel (407) 325-1574**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMERCIAL OFFICE - PRE-APPLICATION[2026-0406](#)**Project Number:** 26-80000045**Project Description:** Proposed Site Plan for a mobile office trailer on 0.46 acres in the C-2 zoning district located on the northeast corner of Country Club Rd and W Airport Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-19-30-300-0160-0000**BCC District:** 5-Herr**Applicant:** Shiani Bautista (389) 246-6659**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GOODWILL NORTH HUB - PRE-APPLICATION**[2026-0407](#)**Project Number:** 26-80000046**Project Description:** Proposed PD Amendment for a retail store on 14.32 acres located on the east side of N US Hwy 17-92, north of Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 14-20-30-5WM-0000-001B**BCC District:** 2-Zembower**Applicant:** Larry Gaboury (407) 335-5029**Consultant:** Kelly Kleppin (407) 227-2724**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MAT COAST PROPERTIES - PRE-APPLICATION**[2026-0408](#)**Project Number:** 26-80000047**Project Description:** Proposed Land Use Amendment from COM to LDR and Rezone from C-1 to R-1 for one lot on 0.17 acres located on the east side of Broadway, north of E SR 46**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 33-19-31-507-0000-1670**BCC District:** 5-Herr**Applicant:** Luis Velez (407) 963-2830**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

125 MONROE RD - PRE-APPLICATION[2026-0409](#)**Project Number:** 26-80000048**Project Description:** Proposed Special Exception for grocery store and smoke shop on 0.26 acres in the C-1 zoning district located on the northeast corner of Monroe Rd and W 1st St**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 28-19-30-503-0000-0110**BCC District:** 5-Herr**Applicant:** Jyothy Venugopal (321) 578-0900**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**BUSINESS OFFICE - PRE-APPLICATION**[2026-0410](#)**Project Number:** 26-80000049**Project Description:** Proposed Special Exception for office use on 0.32 acres in the RP zoning district located on the west side of Old Howell Branch Rd, north of Aloma Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 35-21-30-300-0330-0000**BCC District:** 1-Dallari**Applicant:** Robert Kyle (407) 924-3244**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ORANGE BLVD - PRE-APPLICATION**[2026-0411](#)**Project Number:** 26-80000044**Project Description:** Proposed Rezone from A-1 to C-2 for a commercial development on 7.32 acres located on the north side of SR 46, west of Orange Blvd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-002B-0000+**BCC District:** 5-Herr**Applicant:** Drew Hill (407) 365-5775**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)