



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, March 18, 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) THE SPRINGS REVITALIZATION - PRE-APPLICATION [2026-0216](#)

Project Number: 26-80000020

Project Description: Proposed Site Plan for a multi-phase recreational area on 18.41 acres in the PD zoning district located on the southeast side of Springs Blvd, north of W SR 434

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

Parcel ID: 03-21-29-300-001E-0000

BCC District: 3-Constantine

Applicant: Rodrigo Garcia (407) 862-3881

Consultant: N/A

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

9:20 AM (IN PERSON) VAUGHN NURSERY - PRE-APPLICATION[2026-0211](#)**Project Number:** 26-80000019**Project Description:** Proposed Rezone and Subdivision for 10 residential lots on 10.39 acres in the A-1 zoning district located on the north side of E SR 46 and SR 429**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 26-19-29-300-0040-0000**BCC District:** 5-Herr**Applicant:** Winston Schwartz (407) 409-7994**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) WRENWOOD WAY - PRE-APPLICATION**[2026-0218](#)**Project Number:** 26-80000023**Project Description:** Proposed Special Exception for an assisted living facility in a single-family residence on 0.23 acres in the R-1 zoning district located on the corner of Wrenwood Way and Tangerine Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 34-21-30-5DG-0000-2580**BCC District:** 1-Dallari**Applicant:** Nikkisha Premilien (321) 503-9086**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ROSENWALD COMMUNITY CENTER - REZONE**[2026-0205](#)**Project Number:** 25-20000009**Project Description:** Proposed Rezone from R-1 to PLI on the north side of Merritt St, east of Marker St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-30-300-0500-0000**BCC District:** 4-Lockhart**Applicant:** Chris Ley (407) 362-1402**Consultant:** Chris Ley (407) 362-1402**Attachments:** [APPLICATION](#)

LONGWOOD-LAKE MARY CENTER - PD MAJOR AMENDMENT[2026-0207](#)**Project Number:** 26-20500002**Project Description:** Proposed PD Major Amendment to add outdoor storage to an existing warehouse on 3.26 acres located on the southwest side of Longwood Lake Mary Rd, north of N Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-20-30-521-0000-0020**BCC District:** 4-Lockhart**Applicant:** Robert Isola (321) 303-5234**Consultant:** John Frith (407) 363-0739**Attachments:** [APPLICATION](#)
[COMMENTS](#)**420 MONROE - PRE-APPLICATION**[2026-0215](#)**Project Number:** 26-80000021**Project Description:** Proposed Site Plan for a warehouse/office building on 0.76 acres in the A-1 zoning district located on the west side of Monroe Rd, north of Narcissus Ave**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-00B4**BCC District:** 5-Herr**Applicant:** Brian Taylor (407) 788-6161**Consultant:** Kim Fischer (407) 405-7819**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ALTON SEMINOLE - PRE-APPLICATION**[2026-0217](#)**Project Number:** 26-80000022**Project Description:** Proposed Site Plan for a multifamily residential development on 21.61 acres in the PD zoning district located on the east side of International Pkwy, north of Wilson Rd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 29-19-30-300-0280-0000**BCC District:** 5-Herr**Applicant:** Jeff Kruse (727) 493-5225**Consultant:** Brandon Sandaricq (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)

LAND ROVER ORLANDO - SSFLUA & REZONE[2026-0219](#)**Project Number:** 25-20000011**Project Description:** Proposed SSFLUA from Mixed-Use Development to Industrial and a Rezone from C-2 to C-3 on the east side of S US HWY 17-92, southeast of Obrien Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 19-21-30-501-0000-004A+**BCC District:** 4-Lockhart**Applicant:** Jake Dohm**Consultant:** Lauren Layrer (305) 777-9177**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CHULUOTA SPORTSMAN CLUB - PRE-APPLICATION**[2026-0227](#)**Project Number:** 26-80000024**Project Description:** Proposed Special Exception and Site Plan for a steel accessory structure for storage at an existing gun range on 5.07 acres in the A-5 zoning district located on the northeast corner of Willingham Rd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 17-21-32-300-0070-0000**BCC District:** 1-Dallari**Applicant:** Randy Shaw (321) 231-1211**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**LONGWOOD HILLS - PRE-APPLICATION**[2026-0241](#)**Project Number:** 26-80000025**Project Description:** Proposed Subdivision for 10-12 single family residential lots on 4.16 acres in the A-1 zoning district located on south side of Longwood Hills Rd, west of Ronald Reagan Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 29-20-30-5AT-0000-0050**BCC District:** 4-Lockhart**Applicant:** Shane Davis (850) 485-4338**Consultant:** Jamin Poe (850) 373-0488**Attachments:** [APPLICATION](#)
[COMMENTS](#)