



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, June 10, 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) HISTORIC OVIEDO COLORED SCHOOLS MUSEUM - [2026-0470](#)
PD FDP AS AN ENGINEERED SITE PLAN

Project Number: 26-20500005

Project Description: Proposed PD FDP as an Engineered Site Plan on 0.11 acres in the PD zoning district located on the northeast corner of James Dr and W SR 426

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

Parcel ID: 29-21-31-501-0000-0050

BCC District: 1-Dallari

Applicant: Judith Smith (407) 234-3374

Consultant: N/A

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

9:20 AM (IN PERSON) BALMY COVE - PRE-APPLICATION[2026-0443](#)**Project Number:** 26-80000054**Project Description:** Proposed Site Plan for a 36 lot townhome development on 8.82 acres in the PD zoning district located on the east side of Balmy Beach Dr, south of E SR 436**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 07-21-29-524-0000-0040+++**BCC District:** 3-Constantine**Applicant:** Scott Banta (407) 947-9922**Consultant:** Richard Anderson (407) 280-1003**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) CAMERON AVE RESIDENTIAL INFILL -
PRE-APPLICATION**[2026-0441](#)**Project Number:** 26-80000050**Project Description:** Proposed Site Plan for a small scale residential infill project on 0.32 acres in the A-1 zoning district located on the west side of Cameron Ave, south of Celery Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 33-19-31-300-0090-0000**BCC District:** 5-Herr**Applicant:** Luz Giraldo (786) 877-0900**Consultant:** Gladiz Velez (786) 651-6313**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**CSC PROPERTIES - SPECIAL EXCEPTION**[2026-0469](#)**Project Number:** 26-32000003**Project Description:** Proposed Special Exception for automotive repair shop on 0.34 acres in the C-2 zoning district located on the southwest corner of Us Hwy 17-92 and Prairie Lake Dr**Project Manager:** Chad Harvey (407) 665-7341
(Charvey02@seminolecountyfl.gov)**Parcel ID:** 18-21-30-515-0D00-0010**BCC District:** 4-Lockhart**Applicant:** John Baldwin (407) 257-9235**Consultant:** Jim Hall (407) 257-9235**Attachments:** [APPLICATION](#)
[COMMENTS](#)**CULVER'S - PRE-APPLICATION**[2026-0471](#)**Project Number:** 26-80000055**Project Description:** Proposed Site Plan for a quick service restaurant on 3.53 acres in the PD zoning district located on the north side of W SR 46, northwest of International Pkwy**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-516-0000-0C40+**BCC District:** 5-Herr**Applicant:** Isaac Ryba (715) 828-1970**Consultant:** Shamus Schroeder (386) 872-7794**Attachments:** [APPLICATION](#)
[COMMENTS](#)**RED BUG LAKE RD - PRE-APPLICATION**[2026-0472](#)**Project Number:** 26-80000056**Project Description:** Proposed Special Exception to split the lot for a K-12 school on 5.22 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Dodd Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 23-21-30-300-0190-0000**BCC District:** 1-Dallari**Applicant:** Pete Baldwin (407) 973-2011**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

UPHOLSTERY OFFICE - PRE-APPLICATION

[2026-0473](#)

Project Number: 25-80000051

Project Description: Proposed Special Exception for office use on 0.43 acres in the RP zoning district located on south side of SR 436, west of Us Hwy 17-92

Project Manager: Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)

Parcel ID: 17-21-30-508-0A00-0030

BCC District: 4-Lockhart

Applicant: Dionis Pena (407) 438-9117

Consultant: N/A

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

ASSISTED LIVING FACILITY - PRE-APPLICATION

[2026-0474](#)

Project Number: 25-80000057

Project Description: Proposed Special Exception for an assisted living facility on 0.91 acres in the R-1AAA zoning district located on the east side of Sweetwater Cove Blvd, south of Wekiva Springs Rd

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

Parcel ID: 32-20-29-5DP-0G00-0020

BCC District: 3-Constantine

Applicant: Lacey Lahey (602) 402-6502

Consultant: N/A

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