



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, November 12, 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) SEMINOLE CROSSING WEST AT SR 46 - PD FINAL DEVELOPMENT PLAN

[2025-1035](#)

Project Number: 25-20500014

Project Description: Proposed PD Final Development Plan for commercial development on 5.17 acres in the PD Zoning District located on the north side of W SR 46, east of Hickman Drive

Project Manager: Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)

Parcel ID: 29-19-30-300-0020-0000

BCC District: 5-Herr

Applicant: Bryan Schultz (813) 760-2621

Consultant: Ronald Henson (407) 468-4104

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

9:20AM (IN PERSON) COMMERCIAL DEVELOPMENT SR 46 & HENDERSON [2025-1040](#)**- PRE-APPLICATION****Project Number:** 25-80000117**Project Description:** Proposed Rezone from A-1 to C-3 and Site Plan for a quick service restaurant, coffee shop and self-storage facility on 4.33 acres located on the northwest corner of W SR 46 and Henderson Lane**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 30-19-30-514-0000-0020**BCC District:** 5-Herr**Applicant:** Julie Farr (407) 927-9427**Consultant:** Robert Ziegenfuss (407) 271-8910**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) MIXED RETAIL - PRE-APPLICATION**[2025-1038](#)**Project Number:** 25-80000114**Project Description:** Proposed Subdivision Site Plan for a 4 lot mixed retail development on 3.53 acres in the PD Zoning District located on the northwest corner of W SR 46 and Bernini Way**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 30-19-30-516-0000-0C40+**BCC District:** 5-Herr**Applicant:** Mohamed Bahr (703) 624-3333**Consultant:** Evan Futch (407) 248-0505**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****THE PICKLR - SPECIAL EXCEPTION**[2025-1034](#)**Project Number:** 25-32000013**Project Description:** Proposed Special Exception to serve alcoholic beverages at an indoor pickleball facility on 10.22 acres in the PD Zoning District located on the west side of S Hunt Club Boulevard, north of E SR 436**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016G-0000**BCC District:** 3-Constantine**Applicant:** Mo Khalil (407) 375-4643**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

MAGNOLIA TOWNS - PRE-APPLICATION**[2025-1036](#)****Project Number:** 25-80000113**Project Description:** Proposed Rezone from R-1 to R-3 for a 14-unit townhome development on 1.44 acres located on the east side of Marker Street and S

Ronald Reagan Boulevard

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-30-300-0610-0000**BCC District:** 4-Lockhart**Applicant:** Raquel Guerra (407) 9221-0773**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PARADISE LAWNS & LANDSCAPING INC - PRE-APPLICATION****[2025-1037](#)****Project Number:** 25-80000115**Project Description:** Proposed Special Exception for a landscape contractor and nursery on 6.69 acres in the A-1 Zoning District located on the south side of W SR 46, east of Glade View Drive**Project Manager:** Tiffany Owens 407-665-7354
(towens04@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0270-0000+**BCC District:** 5-Herr**Applicant:** Eric Olseen (321) 848-8481**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ALAFAYA RESIDENTIAL - PRE-APPLICATION****[2025-1039](#)****Project Number:** 25-80000116**Project Description:** Proposed Rezone from R-1AA to R-1 and Subdivision for three single-family residential lots on 1.14 acres located on the west side of Alafaya Trail, south of Beasley Road**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 27-21-31-505-0000-011C**BCC District:** 1-Dallari**Applicant:** Stephen Ratcliff (407) 496-5784**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)