



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda - Final

Wednesday, August 5, 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) PHASED COMMERCIAL MIXED DEVELOPMENT -
PRE-APPLICATION**

[2026-0632](#)

Project Number: 26-80000083

Project Description: Proposed Site Plan for a mixed commercial and apartments development on 0.8 acres in the C-2 zoning district located on the east side of US Hwy 17-92, north of Advance Pt

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

Parcel ID: 19-21-30-501-0000-012C

BCC District: 4-Lockhart

Applicant: Mike Puente (407) 946-7993

Consultant: N/A

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

9:20 AM (TEAMS) WEKIWA - SPECIAL EXCEPTION**[2026-0634](#)****Project Number:** 26-32000004**Project Description:** Proposed Special Exception for a church with a daycare on 5.06 acres in the A-1 zoning district located on the east side of Markham Woods Rd, north of SR 434**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 35-20-29-300-0110-0000**BCC District:** 3-Constantine**Applicant:** Iman Jeff Hamzah**Consultant:** Dave Schmitt (407) 207-9088**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40 AM (TEAMS) FREESTANDING RETAIL - PRE-APPLICATION****[2026-0630](#)****Project Number:** 26-80000081**Project Description:** Proposed Site Plan for a free standing building on 12.63 acres in the C-2 zoning district located on the north side of Aloma Ave, west of Howell Branch Rd**Project Manager:** David German (407) 665-7341
(dgerman@seminolecountyfl.gov)**Parcel ID:** 35-21-30-531-0000-0010**BCC District:** 1-Dallari**Applicant:** Joseph Kolb (321) 377-7903**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:00 AM (TEAMS) HIDDEN TOWNS AT OAKS RUN CROSSINGS -
PRE-APPLICATION****[2026-0638](#)****Project Number:** 26-80000087**Project Description:** Proposed Land Use Amendment from OFF/LDR to PD and Rezone from OP/A-1 to PD on 2.12 acres located on the northeast corner of Wayside Dr and Orange Blvd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 30-19-30-300-002E-0000+**BCC District:** 5-Herr**Applicant:** Ben Larson (407) 761-0694**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)**HARNEY HEIGHTS RD - PRE-APPLICATION****[2026-0631](#)****Project Number:** 26-80000082**Project Description:** Proposed Site Plan to add a metal garage closer to the home for accessibility purposes on 5.67 acres in the A-5 zoning district located on the north side of Harney Heights Rd, east of Meade Rd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 14-20-32-501-0E00-0020**BCC District:** 2-Zembower**Applicant:** Lisa Morris (407) 230-2913**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PANDAL EVENTS CENTER - PRE-APPLICATION****[2026-0633](#)****Project Number:** 26-80000084**Project Description:** Proposed Special Exception for event center on 11.17 acres in the A-1 zoning district located on the north side of Vihlen Rd, east of Upsala Rd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 26-19-30-5AE-0800-0000+**BCC District:** 5-Herr**Applicant:** Ramachandran Balaraman (407) 376-6418**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**FOXTAIL COFFEE - SPECIAL EXCEPTION****[2026-0635](#)****Project Number:** 26-32000005**Project Description:** Proposed Special Exception to serve alcoholic beverages at a cafe on 1.23 acres in the PD zoning district on the south side of Redbug Lake Rd, north of Vidina Pl**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 20-21-31-5ME-0000-0030**BCC District:** 2-Zembower**Applicant:** Stevenson Solomon Francois (407) 916-9973**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

PET PROJECTS FL - PRE-APPLICATION[2026-0636](#)**Project Number:** 26-80000085**Project Description:** Proposed Special Exception for a commercial boarding kennel on 6.23 acres in the A-5 zoning district located on the west side of Osceola Bluff Ln, northeast of E Osceola Rd**Project Manager:** Chad Harvey (407) 665-7341

(charvey02@seminolecountyfl.gov)

Parcel ID: 36-19-32-3AD-002E-0000**BCC District:** 2-Zembower**Applicant:** Xun Shao (813) 892-6000**Consultant:** Amber Honnagondanahalli (248) 765-1552**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MC GONIGAL BUSINESS INC - PRE-APPLICATION**[2026-0637](#)**Project Number:** 26-80000086**Project Description:** Proposed Rezone from A-1 to Commercial to store equipment and supplies on 2.23 acres located on the north side of Moores Station Rd, west of Cameron Rd**Project Manager:** David German (407) 665-7386

(dgerman@seminolecountyfl.gov)

Parcel ID: 04-20-31-300-049A-0000**BCC District:** 5-Herr**Applicant:** Bruce Mc Gonigal (407) 209-5183**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**DISTRICT TOWNPARK - PD MAJOR AMENDMENT**[2026-0644](#)**Project Number:** 26-20500007**Project Description:** Proposed PD Major Amendment to develop commercial and residential properties on 18 acres located on the east side of International Pkwy, west of I-4**Project Manager:** Annie Sillaway (407) 665-7936

(asillaway@seminolecountyfl.gov)

Parcel ID: 31-19-30-300-0010-0000**BCC District:** 5-Herr**Applicant:** Julie Kendig-Schrader (407) 418-2417**Consultant:** Vijay Seelam (407) 815-3358**Attachments:** [APPLICATION](#)
[COMMENTS](#)