



SEMINOLE COUNTY, FLORIDA Development Review Committee

Meeting Agenda - Final

Wednesday, February 4, 2026

9:00 AM

Room 3024

This meeting will be held In-Person. 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

9:00AM (IN PERSON) 521 MONROE - PRE-APPLICATION

2026-0094

Project Number: 26-80000005

Project Description: Proposed Rezone and Site Plan for a warehouse on 1.72 acres located on the northeast corner of Iowa Ave and Monroe Rd

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

Parcel ID: 16-19-30-5AC-0000-066A

BCC District: 5-Herr

Applicant: Tammy Hamzehloui (407) 330-8100

Consultant: N/A

Attachments: [APPLICATION](#)

[COMMENTS](#)

COMMENTS ONLY (NO MEETING SCHEDULED)

QUICK LUBE - PRE-APPLICATION[2025-1079](#)**Project Number:** 25-80000124**Project Description:** Proposed Special Exception and Site Plan for an automobile service and repair facility on 0.34 acres in the C-2 zoning district located on the southwest corner of Prairie Lake Dr and S US Hwy 17-92**Project Manager:** Tiffany Owens 407-665-7354

(towens04@seminolecountyfl.gov)

Parcel ID: 18-21-30-515-0D00-0010**BCC District:** 4-Lockhart**Applicant:** John Baldwin (407) 325-5114**Consultant:** Kevin Durst (352) 586-1554**Attachments:** [APPLICATION](#)
[COMMENTS](#)**AEROTECH ALUMINUM - PRE-APPLICATION**[2026-0080](#)**Project Number:** 26-80000001**Project Description:** Proposed Site Plan for an addition to an existing warehouse on 1.66 acres in the M-1 zoning district on the west side of N Beardall Ave, south of Celery Ave**Project Manager:** Hilary Padin (407) 665-7331 (hpardin@seminolecountyfl.gov)**Parcel ID:** 33-19-31-300-0180-0000**BCC District:** 5-Herr**Applicant:** William Mooers (407) 324-5400**Consultant:** Larry Poliner (407) 452-8633**Attachments:** [APPLICATION](#)
[COMMENTS](#)**VILLAGE ON THE GREEN VILLAS - PRE-APPLICATION**[2026-0081](#)**Project Number:** 25-80000140**Project Description:** Proposed Site Plan for 4 villas on 82.91 acres in the PD zoning district located on the north side of Wekiva Springs Rd, east of Wekiva Springs Ln**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-009M-0000+**BCC District:** 3-Constantine**Applicant:** Angela Harmsen (480) 232-7971**Consultant:** Brooks Stickler (407) 427-1677**Attachments:** [APPLICATION](#)
[COMMENTS](#)

LEXUS OF OVIEDO - PRE-APPLICATION[2026-0082](#)**Project Number:** 26-80000002**Project Description:** Proposed Rezone from C-1 to C-2 for a car dealership on 1.65 acres located on the north side of SR 426, east of Camp Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-0170-0000**BCC District:** 1-Dallari**Applicant:** James Bryan**Consultant:** Rebecca Wilson (407) 418-6250**Attachments:** [APPLICATION](#)[COMMENTS](#)**CHABAD PRESCHOOL - PRE-APPLICATION**[2026-0083](#)**Project Number:** 26-80000003**Project Description:** Proposed Site Plan for a private preschool on 3.06 acres in the A-1 zoning district located on the north side of Glen Ethel Ln, east of Markham Woods Rd**Project Manager:** Hilary Padin (407) 665-7331 (hpardin@seminolecountyfl.gov)**Parcel ID:** 26-20-29-300-004B-0000+**BCC District:** 5-Herr**Applicant:** Chanie Majesky (407) 636-5994**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)**CARE POINT - PRE-APPLICATION**[2026-0093](#)**Project Number:** 26-80000004**Project Description:** Proposed Rezone and Subdivision of an existing assisted living facility to add two single family residential lots on 1.19 acres in the A-1 zoning district located on the northeast corner of Care Pt and McNeil Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 17-21-29-5BG-0000-037B**BCC District:** 3-Constantine**Applicant:** Corazon Bagiyao (407) 883-0643**Consultant:** Rick Lopez (321) 303-5148**Attachments:** [APPLICATION](#)[COMMENTS](#)

ALAFAYA RESIDENTIALS - PRE-APPLICATION**2026-0109****Project Number:** 26-80000006**Project Description:** Proposed Rezone and Subdivision from R-1AA to R-1 for four single-family lots on 1.13 acres located on the west side of Alafaya Trl, south of Beasley Rd**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 27-21-31-505-0000-011C**BCC District:** 1-Dallari**Applicant:** Jorge Botero (407) 453-0037**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)