



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda - Final

Wednesday, August 19, 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

9:00AM (IN PERSON) THE MILL PLAZA - PRE-APPLICATION

[2026-0686](#)

Project Number: 26-80000093

Project Description: Proposed Site Plan for a mixed commercial use development on 0.34 acres in the C-2 zoning district located on the north side of W SR 426, east of Dean Rd

Project Manager: Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)

Parcel ID: 29-21-31-501-0000-002A

BCC District: 1-Dallari

Applicant: Philip Boncore (407) 485-9355

Consultant: N/A

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

COMMENTS ONLY (NO MEETING SCHEDULED)**CULVERS SANFORD WEST - SITE PLAN****[2026-0678](#)****Project Number:** 26-06000029**Project Description:** Proposed Site Plan for a 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:** Chad Harvey (407) 665-7341
(charvey02@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](#)**MOOERS WAREHOUSE EXPANSION - SITE PLAN****[2026-0680](#)****Project Number:** 26-06000028**Project Description:** Proposed Site Plan for a warehouse on 1.66 acres in the M-1 zoning district located on the west side of Beardall Ave, south of Celery Ave**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@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](#)**ST LUKES NEW DRIVEWAY - SITE PLAN****[2026-0681](#)****Project Number:** 26-06000020**Project Description:** Proposed Site Plan for a driveway connection from Slavia Rd to St Lukes on 4.95 acres in the A-1 zoning district on the east corner of W SR 426 and Slavia Rd**Project Manager:** Amy Canelo (407) 665-7354 (acanelo@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0140-0000**BCC District:** 1-Dallari**Applicant:** Steve Lehenbauer (321) 282-8012**Consultant:** John Herbert (407) 765-9579**Attachments:** [APPLICATION](#)
[COMMENTS](#)

CHABAD OF NORTH ORLANDO PHASE 1 - PRE-APPLICATION[2026-0682](#)**Project Number:** 26-80000088**Project Description:** Proposed Special Exception to add a preschool program to the existing church on 2 acres in the A-1 zoning district located on the northeast corner of Markham Woods Rd and Wingfield Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 26-20-29-300-004E-0000**BCC District:** 5-Herr**Applicant:** Chanie Majesky (407) 488-6536**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SOUTHEASTERN SURVEYING & MAPPING OFFICE - PRE-APPLICATION**[2026-0683](#)**Project Number:** 26-80000091**Project Description:** Proposed Site Plan for an office building on 2.47 acres in the A-1 zoning district located on the south side of Canyon Pt, west of E Lake Mary Blvd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-20-31-503-0000-0010**BCC District:** 5-Herr**Applicant:** William Rowe (407) 402-8672**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**JAMES DR TOWNHOMES - PRE-APPLICATION**[2026-0684](#)**Project Number:** 26-80000089**Project Description:** Proposed Rezone from R-1 to PD for a townhome development on 1.02 acres located on the west side of James Dr, south of SR 426**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 29-21-31-501-0000-0140**BCC District:** 1-Dallari**Applicant:** Arturs Bergs (206) 483-6049**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

SEMINOLE COMMUNITY CHURCH - PRE-APPLICATION[2026-0685](#)**Project Number:** 26-80000090**Project Description:** Proposed Special Exception for an expansion at an existing church on 13.31 acres in the A-1 zoning district located on the north side of Orange Blvd, west of Oregon St**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AB-1700-0030++**BCC District:** 5-Herr**Applicant:** Christian Wickberg (321) 322-8503**Consultant:** Jean Abi-Aoun (407) 895-0324**Attachments:** [APPLICATION](#)
[COMMENTS](#)**PANORAMA LIVING ALF - PRE-APPLICATION**[2026-0687](#)**Project Number:** 26-80000094**Project Description:** Proposed Special Exception for a 36 bed assisted living facility in the A-1 zoning district located on the west side of Balmy Beach Dr, northwest of Antigua Dr**Project Manager:** Chad Harvey (407) 665-7341
(charvey02@seminolecountyfl.gov)**Parcel ID:** 18-21-29-300-011A-0000**BCC District:** 3-Constantine**Applicant:** Jonathan M Duazo (407) 405-1047**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GOODWILL WEST SANFORD - PRE-APPLICATION**[2026-0688](#)**Project Number:** 26-80000092**Project Description:** Proposed Site Plan to demo loading dock for a new one on 3.51 acres in the PD zoning district located on the north side of SR 46, west of Rinehart Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 28-19-30-5NQ-0000-0050**BCC District:** 5-Herr**Applicant:** Larry Gaboury (407) 335-5029**Consultant:** David Beyer (407) 992-6323**Attachments:** [APPLICATION](#)
[COMMENTS](#)

APS FACILITY - SSFLUA & REZONE**[2026-0689](#)****Project Number:** 26-20000008**Project Description:** Proposed Small Scale Future Land Use Amendment from HIPTI and PD to IND and Rezone from A-1 and PD to M-1 on 7.03 acres on the west side of N Elder Rd, southwest of School St**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-19-30-5AC-0000-030J+++**BCC District:** 5-Herr**Applicant:** BRYAN POTTS (407) 982-9878**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GREEN DENTAL OFFICE - SSFLUA & REZONE****[2026-0690](#)****Project Number:** 26-20500008**Project Description:** Proposed Small Scale Future Land Use Amendment from PD to PD and Rezone from PD to PD for a dental office on 2.8 acres on the north side of W SR 434, southeast of Markham Woods Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 03-21-29-300-001F-0000+**BCC District:** 3-Constantine**Applicant:** William Green (407) 595-1566**Consultant:** Tom Faber (407) 595-1566**Attachments:** [APPLICATION](#)
[COMMENTS](#)