



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, April 1, 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) SLAVIA MULTI-FAMILY - PRE-APPLICATION

[2026-0274](#)

Project Number: 26-80000031

Project Description: Proposed Site Plan for a multi-family development on 7.34 acres in the PD zoning district located on the south side of Slavia Rd, east of Red Bug Lake Rd

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

Parcel ID: 16-21-31-5CA-0000-067A

BCC District: 1-Dallari

Applicant: David Stokes (407) 629-8330

Consultant: David Stokes (407) 629-8330

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

9:20AM (IN PERSON) FULCRUM SR 46 - PRE-APPLICATION[2026-0262](#)**Project Number:** 26-80000027**Project Description:** Proposed Rezone from A-1 to C-3 for a legal non-conforming warehouse use on 1.11 acres located on the north side of E SR 46, west of E Lake Mary Blvd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 04-20-31-300-0060-0000**BCC District:** 5-Herr**Applicant:** Eric Fiedler (407) 374-3673**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ST ALBAN CHURCH - SPECIAL EXCEPTION**[2026-0259](#)**Project Number:** 26-32000001**Project Description:** Proposed Special Exception for a school on 8.38 acres in the A-1 zoning district located on the northwest corner of W SR 426 and Mystic Lake Dr**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 31-21-31-300-020A-0000**BCC District:** 1-Dallari**Applicant:** Jarrod Stern (772) 888-9076**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**GREENEWAY PRESERVE - SSFLUA & REZONE**[2026-0260](#)**Project Number:** 26-20000004**Project Description:** Proposed Small Scale Future Land Use Map Amendment from Low Density Residential to High Density Residential and Rezone from PD and A-1 to R-4 (Multiple-Family Dwelling) for a proposed multi-family development on the north side of Slavia Road, east of SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-0390++**BCC District:** 2-Zembower**Applicant:** Christine Grandin (407) 472-0431**Consultant:** Brent A Lenzen (407) 898-1511**Attachments:** [APPLICATION](#)
[COMMENTS](#)

W SR 46 - PRE-APPLICATION[2026-0261](#)**Project Number:** 26-80000026**Project Description:** Proposed Special Exception for a landscape company on 6.74 acres in the A-1 zoning district located on the south side of W SR 46, east of Glade View Dr**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0270-0000+**BCC District:** 5-Herr**Applicant:** Mihaela Lafleur**Consultant:** Doug Kelly (407) 268-8583**Attachments:** [APPLICATION](#)
[COMMENTS](#)**SANPIK OFFICE - PD FDP AS AN ENGINEERED SITE PLAN**[2026-0263](#)**Project Number:** 26-20500004**Project Description:** Proposed PD FDP as an Engineered Site Plan for a warehouse storage on 6.10 acres located on the west side of Beardall Ave, north of Moores Station Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 04-20-31-300-0340-0000**BCC District:** 5-Herr**Applicant:** Matthew Sands (407) 988-1033**Consultant:** Jason Bullard (407) 743-0104**Attachments:** [APPLICATION](#)
[COMMENTS](#)**APOPKA FUEL CENTER - PRE-APPLICATION**[2026-0264](#)**Project Number:** 26-80000029**Project Description:** Proposed Site Plan for a fuel station on 0.99 acres in the PD zoning district located on the northwest corner of E SR 436 and S Hunt Club Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-016E-0000**BCC District:** 3-Constantine**Applicant:** Justin Besser (704) 370-9529**Consultant:** Joe Pellarin (407) 720-7373**Attachments:** [APPLICATION](#)
[COMMENTS](#)

APOPKA GROCERY STORE - PRE-APPLICATION[2026-0265](#)**Project Number:** 26-80000030**Project Description:** Proposed Site Plan for a grocery store on 12.93 acres in the C-1 zoning district located on the east side of Balmy Beach Dr, south of SR 436**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 07-21-29-300-022B-0000**BCC District:** 3-Constantine**Applicant:** Justin Besser (704) 370-9529**Consultant:** Joe Pellarin (407) 720-7373**Attachments:** [APPLICATION](#)[COMMENTS](#)**HEATHROW LUXURY HOME - PRE-APPLICATION**[2026-0275](#)**Project Number:** 26-80000032**Project Description:** Proposed Site Plan for a single-family home development on 3.11 acres in the PD zoning district located on Lake Heathrow Ln, north of W Lake Mary Blvd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-001C-0000**BCC District:** 5-Herr**Applicant:** Daniel Doyle (407) 554-4070**Consultant:** N/A**Attachments:** [APPLICATION](#)[COMMENTS](#)