



SEMINOLE COUNTY, FLORIDA

Development Review Committee

Meeting Agenda

Wednesday, December 10, 2025

9:00 AM

Room 3024 and hybrid TEAMS

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) 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](#)

9:20AM (IN PERSON) THE ARK INSTITUTE REZONE - PRE-APPLICATION**[2025-1133](#)****Project Number:** 25-80000130**Project Description:** Proposed Land Use Amendment and Rezone from A-1 to C-1 for professional offices on 1.95 acres located on the south side of N Ronald Reagan Blvd at Ark Academy Ct**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 23-20-30-300-0180-0000**BCC District:** 2-Zembower**Applicant:** Sameer Peera (914) 494-6689**Consultant:** Mike Palombi (407) 754-6230**Attachments:** [APPLICATION](#)
[COMMENTS](#)**9:40AM (TEAMS) LUKAS NURSERY - SITE PLAN****[2025-1018](#)****Project Number:** 25-06000042**Project Description:** Proposed Site Plan to redevelop an existing nursery on 18.38 acres located in the A-1 Zoning District on the southwest corner of Slavia Rd and W SR 426**Project Manager:** Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)**Parcel ID:** 20-21-31-300-0020-0000++**BCC District:** 1-Dallari**Applicant:** Caleb Lukas**Consultant:** Stanley Hill (904) 419-1001**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****ROCK OF CENTRAL FLORIDA - SPECIAL EXCEPTION****[2025-1131](#)****Project Number:** 25-32000014**Project Description:** Proposed Special Exception to expand an existing church, daycare, and school on 10.62 acres in the A-1 Zoning District located on the south side of W SR 46, East of Glade View Dr**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-19-29-300-0290-0000**BCC District:** 5-Herr**Applicant:** Steven Parker (407) 688-2445**Consultant:** Maverick Vonherbulis (407) 323-1150**Attachments:** [APPLICATION](#)
[COMMENTS](#)

**HEATHROW RESIDENCES AT THE MARKETPLACE TOWNHOMES - PD
MAJOR AMENDMENT**[2025-1132](#)**Project Number:** 25-20500015**Project Description:** Proposed PD Major Amendment for townhomes and commercial retail on 14.78 acres located on the northeast corner of W Lake Mary Blvd and Heathrow Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-001C-0000+**BCC District:** 5-Herr**Applicant:** David Cobb (407) 506-9058**Consultant:** Tyler Fitzgerald (407) 322-6841**Attachments:** [APPLICATION](#)
[COMMENTS](#)