



SEMINOLE COUNTY, FLORIDA
Development Review Committee
Meeting Agenda - Final

Wednesday, April 15, 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 9:00 AM. 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) JAFFER REACHOUT FOUNDATION -
PRE-APPLICATION**

[2026-0305](#)

Project Number: 26-80000033

Project Description: Proposed Site Plan for a K-12 school, recreation facilities, and a parking lot on 50.2 acres in the A-1 zoning district located on the north side of Myrtle St, east of Nolan Rd

Project Manager: Hilary Padin (407) 665-7331 (hpadin@seminolecountyfl.gov)

Parcel ID: 24-20-30-300-0180-0000+

BCC District: 2-Zembower

Applicant: Michael Kerns (407) 599-1122

Consultant: N/A

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

9:20 AM (IN PERSON) 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](#)**9:40 AM (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](#)**10:00 AM (TEAMS) ADULT TOY STORAGE - SITE PLAN**[2026-0301](#)**Project Number:** 26-06000009**Project Description:** Proposed Site Plan to construct a warehouse facility on 2.98 acres in the C-3 zoning district located on the northwest side of W SR 426, northwest of Aloma Woods**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-0140-0000**BCC District:** 1-Dallari**Applicant:** Ira Bellinkoff (407) 375-2036**Consultant:** Bryan Potts (407) 982-9878**Attachments:** [APPLICATION](#)
[COMMENTS](#)

10:20 AM (TEAMS) LI DELGADO - PRE-APPLICATION[2026-0319](#)**Project Number:** 26-80000035**Project Description:** Proposed Site Plan for an ornamental palm farm, agricultural structures, and agrotourism on 4.6 acres in the A-5 zoning district on the west side of Elm St, north of Florida Ave**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 25-20-31-5BA-0000-1340**BCC District:** 2-Zembower**Applicant:** Liyuani Delgado (407) 480-8666**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**10:40 AM (TEAMS) SANFORD COMMERCE CENTER - SSFLUA AND PD MAJOR AMENDMENT**[2026-0303](#)**Project Number:** 26-20500003**Project Description:** Proposed Small Scale Future Land Use Amendment from COM to IND and PD Major Amendment for industrial uses located on the south side of Orange Blvd, west of Monroe Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 21-19-30-513-0000-0020**BCC District:** 5-Herr**Applicant:** Brent Spain (407) 347-5388**Consultant:** Cade Thompson (848) 246-6008**Attachments:** [APPLICATION](#)
[COMMENTS](#)**COMMENTS ONLY (NO MEETING SCHEDULED)****CONNECTION POINT - SITE PLAN**[2026-0300](#)**Project Number:** 25-06000018**Project Description:** Proposed Site Plan for commercial and wholesale on 8.78 acres in the C-3 zoning district located on the north side of Connection Pt, west of W SR 426**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 29-21-31-300-007A-0000++**BCC District:** 1-Dallari**Applicant:** Thomas McNamara (407) 694-1349**Consultant:** William Zeh (407) 629-8330**Attachments:** [APPLICATION](#)
[COMMENTS](#)

ALAFAYA BEASLEY - REZONE[2026-0302](#)**Project Number:** 25-20000008**Project Description:** Proposed Rezone from R-1AA to R-1 zoning district on 1.14 acres on the west side of Alafaya Trl, south of Beasley Rd**Project Manager:** Kaitlyn Apgar (407) 665-7377
(kapgar@seminolecountyfl.gov)**Parcel ID:** 27-21-31-505-0000-011C**BCC District:** 1-Dallari**Applicant:** Stephen Ratcliff (407) 496-5784**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**ALDI LAKE MARY - PRE-APPLICATION**[2026-0304](#)**Project Number:** 26-80000034**Project Description:** Proposed Site Plan for modifications at an existing grocery store on 1.15 acres in the PD zoning district located on the northwest corner of International Pkwy and Lake Mary Blvd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 12-20-29-300-0060-0000**BCC District:** 5-Herr**Applicant:** Sarah Clarkin (407) 645-2008**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)**MMTC - PRE-APPLICATION**[2026-0318](#)**Project Number:** 26-80000028**Project Description:** Proposed Site Plan for a medical marijuana facility on 0.54 acres in the C-2 zoning district located on the west side of Lake Howell Rd, south of Howell Branch Rd**Project Manager:** David German (407) 665-7386
(dgerman@seminolecountyfl.gov)**Parcel ID:** 33-21-30-300-0180-0000**BCC District:** 4-Lockhart**Applicant:** Dorothy Jacobson (407) 230-5229**Consultant:** N/A**Attachments:** [APPLICATION](#)
[COMMENTS](#)

COLUMBARIUM - PRE-APPLICATION[2026-0320](#)**Project Number:** 26-80000036**Project Description:** Proposed Site Plan for a columbarium on 4.40 acres in the A-1 zoning district located on the south side of Red Bug Lake Rd, west of Mikler Rd**Project Manager:** Annie Sillaway (407) 665-7936
(asillaway@seminolecountyfl.gov)**Parcel ID:** 16-21-31-5CA-0000-095A**BCC District:** 1-Dallari**Applicant:** Luis Pagan (407) 821-7259**Consultant:** JD Salazar (407) 906-7428**Attachments:** [APPLICATION](#)
[COMMENTS](#)